



Worcester

Housing Authority

PROJECT MANUAL

REQUEST FOR PROPOSALS # 26-18

SALE OF 129 BLACKSTONE RIVER ROAD

RELEASE DATE: **July 13, 2026**

DUE DATE: **August 19, 2026, at 2:00 p.m.**

BOARD OF COMMISSIONERS

William J. Eddy Chairman

Joseph M. Capone Vice-Chairman

Jose Ramos Treasurer

Lowell Alexander Member

Rané Bracey-Westbrook Member

Alex Corrales Chief Executive Officer

Issued By:

Worcester Housing Authority

Purchasing Department

660 Lincoln Street

Worcester, MA 01605

Phone: (508) 635-3203

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purchasing@worcesterha.org

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RFP Checklist

This checklist is provided to assist bidders in determining what documents are required to be submitted with each bid.

Each Proposal shall be accompanied by:

1. Technical Cover Page
2. Technical Proposal – Comparative Evaluation Criteria
3. Certificate of Corporate Clerk
4. Non-Collusive Affidavit
5. Certificate of Tax Compliance
6. Debarment Form
7. Proposer Information Sheet
8. Disclosure of Beneficial Interests
9. PRICE PROPOSAL – clearly marked and separately sealed envelope

WORCESTER HOUSING AUTHORITY
PURCHASING DEPARTMENT
DAVID CODERRE, VP OF PROCUREMENT

**REQUEST FOR PROPOSALS #26-18
SALE OF 129 BLACKSTONE RIVER ROAD**

RFP TERMS AND CONDITIONS

DECISION TO USE COMPETITIVE SEALED PROPOSALS

The Vice President of Procurement has determined that in order to select the most advantageous proposal for the sale of 129 Blackstone River Road, comparative judgments of technical factors, in addition to price, will be necessary. The WHA seeks proposals that maximize public benefit, with a strong preference for **permanently affordable housing development**. The complexities involved with identifying a suitable purchaser and developer makes the proposal process a clear choice.

RFP TERMS AND CONDITIONS

1. The Worcester Housing Authority, (hereinafter, "The WHA") is soliciting proposals from qualified purchasers and developers for the acquisition and redevelopment of: **129 Blackstone River Road, Worcester, Massachusetts** (formerly 975 Millbury Street). The WHA seeks proposals that maximize public benefit, with a strong preference for **permanently affordable housing development**.
2. The WHA hereby requests proposals in accordance to the following schedule:
RFP Release: 10:00 a.m., July 13, 2026
Proposal Due Date: 2:00 p.m., August 19, 2026
3. This Request for Proposals (RFP) is issued in accordance with provisions under Massachusetts General Laws (M.G.L.) Chapter 30B Section 16 as well as provisions outlined in the Department of Housing and Urban Development (HUD) Handbook 7460.8 REV 2 which conforms to 24 CFR Part 85.
4. All proposals must be received at WHA's **Purchasing Department, 660 Lincoln Street, Worcester, MA 01605** until the date and time specified above. NO PROPOSALS WILL BE ACCEPTED AFTER THIS TIME AND DATE SPECIFIED.
5. All proposals must comply with the provisions of this Request for Proposals ("RFP").
6. If it becomes necessary to revise any part of this RFP, then the WHA will issue an addendum. Any Addendum will be provided via email in writing to all prospective offerors that have requested a copy of this RFP. Any and all Addenda issued will be incorporated within the RFP by reference and must be acknowledged in the appropriate space on the Proposal Cover Page.
7. The Vice President of Procurement, or proposal review committee, may reject proposals that are incomplete, not properly endorsed or signed, or otherwise contrary to these instructions as being informal. Conditional proposals will not be accepted.
8. The WHA reserves the right to rescind this RFP, if, in the judgment of the WHA, there are no proposals responsive to this request.
9. The WHA reserves the right to select the most advantageous proposal to the WHA, as deemed by the WHA

to be in its best interests. Price may not be the deciding factor in the selection process. Uniform criteria have been established and will be used to evaluate all proposals. A copy of these criteria is attached to this RFP for informational purposes. The WHA reserves the right to award the contract to the Offeror with the most advantageous proposal that is responsible and responsive, taking into consideration both price and evaluation criteria as set forth herein.

10. The WHA reserves the right to negotiate final contract award amounts with the successful Offeror. The WHA further reserves the right to modify or amend contract terms during the term of this contract, should the successful Offeror fail to meet contract obligations.
11. The Offeror shall indemnify and hold harmless the WHA, and its officers or agents, from any and all third-party claims arising from activities under this Agreement as set forth in M.G.L. c. 258, § 2 as amended. Further, the Offeror will hold harmless the WHA for damages arising from negligence, violation of the federal/state funding authority requirements, and/or failure to secure required and necessary insurance.
12. The Offeror will be required to indemnify and save harmless Worcester Housing Authority for all damages to life and property that may occur due to his negligence or that of his employees, etc. during this contract.
13. It is understood and agreed that it shall be a material breach of any contract resulting from this proposal for the Offeror to engage in any practice which shall violate any provisions of Massachusetts General Laws, Chapter 151B, relative to discrimination in the hiring, discharge, compensation, or terms, conditions or privileges of employment because of race, color, religious creed, national origin, sex, age, or ancestry.
14. Questions regarding this project shall be submitted in writing 7 days prior to opening and emailed to Purchasing@worcesterha.org. **Reference the WHA Bid Number only in the subject line.**

RFP INSTRUCTIONS

Each proposal must:

- Be organized into two separately sealed and packaged parts and labeled:
 - **Technical Proposal**
 - **Price Proposal** - Must be separately packaged, sealed and must include proposed purchase price.
 - Envelope Labels must include the following:
 - **TECHNICAL PROPOSAL OR PRICE PROPOSAL**
 - **RFP #26-18 Sale of 129 Blackstone River Road**
 - Proposer's name and principal business address

Technical Proposal

In addition to a proposal in response to the RFP, it must also contain the following WHA Certifications:

1. Technical Proposal - Cover Page
2. Completed Technical Proposal – Comparative Evaluation Criteria form
3. Certificate of Corporate Clerk
4. Non-Collusive Affidavit
5. Certificate of Tax Compliance
6. Debarment/Suspension Certification
7. Disclosure of Beneficial Interest
8. Proposer Information Sheet

Price Proposal:

Price Proposal must include a completed Price Proposal Sheet included in the RFP packet.

PROCEDURES FOR EVALUATION AND SELECTION PROCESS

All proposals will be reviewed using the following three evaluation tools:

- Technical Proposal - Comparative Evaluation Criteria
- Price Proposal

A copy of the criteria is included in this RFP. An Evaluation/Review Committee, comprised of key WHA staff, will determine the Most Advantageous Proposal(s) from responsible and responsive proposer(s), taking into consideration all evaluation criteria as well as price. Recommendations will be made to the Chief Executive Officer and the Board of Commissioners based upon these evaluations. The Chief Executive Officer and Board will have final approval of all recommendations.

All proposals are subject to review by: Massachusetts **Executive Office of Housing and Livable Communities (EOHLC)**. No award or closing shall occur without written EOHLC approval. EOHLC approval is a **condition precedent to closing**.

Comparative criteria will be used to decide the relative merits of all responsive and responsible proposers and proposals. Evaluation of proposals will be based primarily upon information provided in the proposals.

Review of Technical Proposals: The WHA will accept for consideration only those proposals which meet the submission requirements. The proposals will then be evaluated and given a composite rating based on the Comparative Evaluation Criteria. For each evaluation criteria a rating will be assigned as follows:

- Highly Advantageous (HA)
- Advantageous (A)
- Not Advantageous (NA)

Price Proposals: Price Proposals will be opened upon completion of the technical review process.

SECTION 1 – REQUEST FOR PROPOSALS

Summary of Opportunity

The Worcester Housing Authority (“WHA”) invites qualified purchasers and developers to submit proposals for the acquisition and redevelopment of:

129 Blackstone River Road, Worcester, Massachusetts
(formerly 975 Millbury Street)
 (“Property”)

This Request for Proposals (“RFP”) is issued pursuant to **M.G.L. Chapter 30B** and all applicable laws governing the disposition of public property.

The WHA seeks proposals that maximize public benefit, with a strong preference for **permanently affordable housing development programs for youth or other individuals with supportive services.**

Property Description

- Site Size: 57,217 ± SF
 - Zoning: ML-2.0 (Manufacturing Limited)
 - Existing Structure: Vacant 2-story wood frame with finished basement
 - Building Size: 10,700 ± SF
 - Current Condition: Vacant
 - Conveyance Condition: AS-IS, WHERE-IS
-

Notice

• The property known as and located at 129 Blackstone River Road, Worcester, MA (the “Property”) is an approximately 57,217 square foot lot occupied by an existing two-story, approximately 10,700 square foot building (the “Existing Building”), a driveway and off-street parking area. The Property has approximately 287.16 feet of frontage along Blackstone River Road. The Worcester Housing Authority is in process of relocating the north west lot line thus separating the property into two parcels via zoning approvals, the Property will be subdivided to create: (i) an approximately 28,035 square foot northwesterly lot; and (ii) an approximately 29,182 square foot lot occupied by the Existing Building and 287.16 feet of frontage, which is the subject property for this disposition.

Property Rights

Fee Simple Estate.

SECTION 2 – AFFORDABLE HOUSING PRIORITY

First priority shall be given to proposals that provide **permanently affordable housing for households at or below 80% AMI.**

Eligible proposals under this category may acquire the Property for:

👉 **\$1.00**

subject to enforceable affordability and development obligations.

If no qualifying proposal is received, the Property shall be awarded to the **highest priced responsive and responsible proposer.**

SECTION 3 – ATTACHMENTS

- Appraisal Report
- Site Plans & Survey Materials
- Physical Needs Assessment (PNA)
- Existing Conditions Photographs
- Proposal Forms
- Draft Land Disposition / Purchase & Sale Agreement

All materials are informational only.

SECTION 4 – PROPOSAL REQUIREMENTS

Required submissions include:

- Cover letter
- Development narrative
- Affordable housing plan (if applicable)
- Site plan
- Financing plan (sources & uses)
- Development schedule
- Team qualifications
- References
- Certifications
- Submission checklist

SECTION 5 – DEVELOPMENT OBLIGATIONS

All selected proposals shall include enforceable agreements covering:

- Development milestones
- Affordability restrictions
- Performance security
- Transfer restrictions
- Compliance monitoring
- Reversionary rights

Failure to perform may result in:

- Termination
- Reversion of property
- Legal remedies
- Financial recovery

SECTION 6 – EOHLC REVIEW (STATE REQUIREMENT)

All proposals are subject to review by:

Massachusetts Executive Office of Housing and Livable Communities (EOHLC)

No award or closing shall occur without written EOHLC approval.

EOHLC approval is a **condition precedent to closing**.

SECTION 7 – EVALUATION CRITERIA

- Public Benefit Use of Property
 - Experience Serving $\leq 80\%$ AMI Households
 - Financial Stability
 - Supplier Diversity Office (SDO) Participation
-

SECTION 8 – PROCUREMENT SCHEDULE

- Issue Date: July 13, 2026
- Advertisement Period: 30 days
- Due Date: August 19, 2026, 2:00 PM
- Public Opening: Immediately after deadline
- Location: WHA Offices

SECTION 9 – DISQUALIFICATION

Grounds include:

- Noncompliance with RFP
- Lack of financial capacity
- Non-feasibility
- Misrepresentation
- Collusion
- Failure to meet affordability requirements

SECTION 10 – LEGAL STRUCTURE

- Non-binding selection until executed agreement
 - WHA reserves all rights under M.G.L. c. 30B
 - No reimbursement of proposal costs
-

PRICE PROPOSAL FORM

The undersigned has read the Request for Proposal and has carefully examined all specifications therein. The undersigned certifies that prior to any transaction, the proposer shall comply with all RFP specifications unless stated otherwise in this Proposal; that he/she is an eligible proposer as defined in the RFP, and there are no known obstacles to prevent the proposer from executing a purchase of which could invalidate such agreement. The undersigned proposes to purchase the property from the WHA.

PROPOSER

Name of Proposer: _____

Contact: _____

Company Name: _____

Proposer's Address: _____

Telephone: _____

Email: _____

Proposer's Signature: _____

PROPOSED PURCHASE PRICE:

Amount: \$ _____

Please Attach the Following – If Applicable:

- Other attachments that would support the proposal such as site plans, overlay drawings or examples of other similar projects.

It is understood that the Worcester Housing Authority may reject any and all sealed proposals if the Worcester Housing Authority deems it is in its best interest to do so.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed in one (1) original counterpart as of the day and year first above written.

Date

Business Name

Street

City / State / Zip Code

Email

Phone

EID #

Signature

Print Name

Title

Worcester Housing Authority

**TECHNICAL PROPOSAL
COVER PAGE**

Proposers must submit this as page one of their Proposal

Proposer acknowledges the following addendum:_____, _____, _____, _____, _____, _____,

PROPOSER:_____

STREET:_____

CITY/STATE/ZIP:_____

EMAIL:_____

PHONE/FAX:_____

BY: _____

NAME & TITLE: _____

ATTACHMENT A

COMPARATIVE EVALUATION CRITERIA

The Authority will evaluate all responsive proposals using the comparative evaluation criteria below. The criteria are listed in descending order of importance. Each proposal will be rated as Not Advantageous, Advantageous, or Highly Advantageous within the point ranges shown for each category. The Authority will select the most advantageous proposal considering price, public benefit, required restrictions, experience, financial capacity, and all RFP requirements.

PUBLIC BENEFIT USE OF PROPERTY	NOT ADVANTAGEOUS	ADVANTAGEOUS	HIGHLY ADVANTAGEOUS
• Clear public benefit and consistency with the RFP goals. • Ability to serve low- and moderate-income households, neighborhood needs, affordable/workforce housing, community services, or another public purpose. • Strength of implementation plan and enforceable long-term commitments.	Proposal provides no meaningful public benefit, or the benefit is unclear, limited, inconsistent with the RFP, or not supported by a realistic plan or enforceable commitments.	Proposal provides a clear public benefit, includes a reasonable plan to deliver it, and identifies commitments to maintain the benefit over time.	Proposal provides a substantial, measurable, and long-term public benefit with strong enforceable commitments and a realistic plan acceptable to the Authority.

EXPERIENCE SERVING HOUSEHOLDS AT OR BELOW 80% AMI	NOT ADVANTAGEOUS	ADVANTAGEOUS	HIGHLY ADVANTAGEOUS
• Relevant experience serving households at or below 80% AMI. • Experience with affordable housing, income-restricted housing, supportive services, fair housing, tenant selection, property management, development, or comparable programs. • Quality of comparable projects, references, compliance history, and outcomes.	Proposer has limited or no relevant experience serving households at or below 80% AMI, or provides insufficient detail to evaluate past performance.	Proposer demonstrates relevant and successful experience with comparable projects or programs and shows an understanding of affordability and fair housing requirements.	Proposer demonstrates extensive successful experience across multiple comparable projects or programs, with strong compliance history, references, and outcomes.

FINANCIAL STABILITY AND CAPACITY	NOT ADVANTAGEOUS	ADVANTAGEOUS	HIGHLY ADVANTAGEOUS
• Capacity to acquire, finance, improve, operate, and maintain the Property. • Strength of financial documentation, available funds, financing commitments, budget, assumptions, and schedule. • Ability to close and perform, including track record with similar transactions.	Proposer provides insufficient evidence of financial capacity, uncertain financing, an unrealistic budget, or unresolved concerns that may affect closing or performance.	Proposer demonstrates adequate financial capacity, reasonable assumptions, credible sources, and ability to complete the transaction and carry out the proposed use.	Proposer demonstrates strong financial capacity, credible commitments or available funds, a realistic budget, and a proven record completing similar transactions.

SUPPLIER DIVERSITY OFFICE (SDO) PARTICIPATION)	NOT ADVANTAGEOUS	ADVANTAGEOUS	HIGHLY ADVANTAGEOUS
• Commitment to SDO-certified or other diverse business participation, as applicable. • Quality of outreach, tracking, reporting, and accountability plan. • Evidence of prior successful supplier diversity participation.	Proposer does not address SDO participation, provides little detail, or does not demonstrate meaningful outreach, prior experience, or commitment.	Proposer provides a clear plan to solicit and include SDO-certified or other diverse firms, with reasonable outreach efforts, roles, and tracking.	Proposer demonstrates strong measurable commitment, identifies specific firms or goals, shows past success, and includes clear reporting and accountability.

PRICE PROPOSAL AND FINAL SELECTION

The proposed purchase price and transaction terms will be considered together with the comparative evaluation criteria above. The Authority is not required to select the proposal with the highest purchase price if another proposal is determined to be the most advantageous. The Authority reserves the right to reject any or all proposals, waive informalities or irregularities, request clarification, and select the proposal determined to be in the best interest of the Authority and the public.

CERTIFICATE OF CORPORATION CLERK

The undersigned Clerk of _____ a corporation, duly organized and existing under the laws of the State of _____ hereby certifies that the following are true and correct copies of votes duly adopted by the Board of Directors of said corporation at a meeting thereof held on _____, at which meeting a quorum of said Board was present and voted in favor of said votes.

VOTED: That _____ in their capacity as _____ of this corporation be authorized, and they are hereby so authorized, to prepare and execute a contract to the Worcester Housing Authority in response to its invitation for bids for

_____ and that such contract may be submitted upon such terms and conditions as they shall decide;

VOTED: That they be further authorized, and they are hereby so authorized, to execute and deliver the contract documents for such work upon such terms and conditions as they shall decide;

VOTED: That they be further authorized, and he is hereby so authorized, to execute and deliver a performance bond and a payment bond with respect to said contract upon such terms and conditions as they shall decide;

VOTED: Further, that their signatures on said documents shall constitute conclusive evidence that they have been authorized by this vote.

IN WITNESS WHEREOF, I have here unto set my hand and the seal of said

(Name of Corporation)

this _____ day of _____,

(Corporate Clerk)

NON-COLLUSIVE AFFIDAVIT

Affiant is _____ (an officer/sole proprietor) of _____
noted on the Certificate of Corporation Clerk/Sole Proprietor.

The bidder that has submitted the attached bid.

Affiant is fully informed respecting the preparation and contents of the attached bid and of all pertinent circumstances respecting such bid.

Such bid is genuine and is not a collusive or sham bid.

Neither the said bidder nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Bidder, Firm or Person to submit a collusive or sham bid in connection with the Contract for which the attached bid has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication to conference with any other Bidder, Firm, or Person to fix the price or prices in the attached bid or of any other Bidder, or to fix an overhead, profit, or cost element of the bid price or the bid price of any other bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the Worcester Housing Authority or any person interested in the proposed Contract.

The price quoted in the attached bid is fair and proper and is not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representative or employees, owners or parties in interest, including this affiant.

Signed: _____

By: _____

Title: _____

Date: _____

CERTIFICATE OF TAX COMPLIANCE

REAP CERTIFICATION: Pursuant to M.G.L. c. 62 c, sec. 49 (a),

The individual signing this contract on behalf of the Contractor, hereby certifies, under the penalties of perjury, that to the best of their knowledge and belief the Contractor has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Signed: _____

By: _____

Title: _____

Date: _____

DEBARMENT/SUSPENSION FORM

Federal Executive Order (E.O.) 12549 "Debarment and Suspension" requires that all contractors receiving individual awards, using federal funds, and all sub-recipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from doing business with the Federal Government.

The undersigned, on behalf of _____ (company name), hereby certifies, under the penalties of perjury, that neither they nor any principal(s) of the company identified above is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any federal department of agency.

Signed: _____

By: _____

Title: _____

Date: _____

ATTACHMENT F

SAMPLE

DISCLOSURE OF BENEFICIAL INTERESTS IN REAL PROPERTY TRANSACTION

This form contains a disclosure of the names and addresses of all persons with a direct or indirect beneficial interest in the real estate transaction described below. **This form must be filed with the Massachusetts Division of Capital Planning and Operations, as required by M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J), prior to the conveyance of or execution of a lease for the real property described below.**

1. Public Agency involved in this transaction: WORCESTER HOUSING AUTHORITY
 2. Complete legal description of the property:
 3. Type of transaction: Sale Lease or rental for [term]:
 4. Seller(s) or Lessor(s):

Purchaser(s) or Lessee(s):
 5. Names and addresses of all persons who have or will have a direct or indirect beneficial interest in the real property described above. Note: *If a corporation has, or will have a direct or indirect beneficial interest in the real property, the names of all stockholders must also be listed except that, if the stock of the corporation is listed for sale to the general public, the name of any person holding less than ten percent of the outstanding voting shares need not be disclosed.*
- None of the persons listed in this section is an official elected to public office in the Commonwealth of Massachusetts except as noted below:
6. This section must be signed by the individual(s) or organization(s) entering into this real property transaction with the public agency named above. If this form is signed on behalf of a corporation or other legal entity, it must be signed by a duly authorized officer of that corporation or legal entity.

The undersigned acknowledges that any changes or additions to items 3 and/or 4 of this form during the term of any lease or rental will require filing a new disclosure with the Division of Capital Asset Management within 30 days following the change or addition.

The undersigned swears under the pains and penalties of perjury that this form is complete and accurate in all respects.

Signature: _____

Printed name: _____

Date: _____



Worcester Housing Authority

129 Blackstone River Road, Worcester, MA 01607

Vacant Unit Renovations Comprehensive Report



c. 689-2 Vacant Unit

Prepared by:



The Robinson Green Beretta Corporation

&

**Creative Environment Corporation
Construction Cost Engineering of Boston**

Project Number: 6863

2024

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I. EXECUTIVE SUMMARY

The Robinson Green Beretta Corporation (RGB) was contracted to provide the Worcester Housing Authority a comprehensive report on potential vacant unit renovations for the property located at 129 Blackstone River Rd. The existing condition surveys were undertaken by The Robinson Green Beretta Corporation (RGB), consulting engineers, and with the helpful assistance of The Worcester Housing Authority staff.

This comprehensive report is to review the current condition of building and grounds for the site stated above regarding conformance with current regulatory codes, physical condition, and related site overview.

The purpose of the report is to develop a summation of work items that would be necessary to bring the building into compliance with current life safety codes and accessibility requirements, recommend needed repairs to building components, and recommend system updates and/or replacements required to accommodate the intended DMH housing program selected.

A probable cost estimate has been provided to aid the Worcester Housing Authority in order to assist in understanding the potential scope of work to be carried out at the existing site.

A. SITE LOCATION & BUILDINGS OVERVIEW



Aerial Photography

General Overview: 129 Blackstone River Road			Built: 1989 2 story building	
Property Owner	Worcester Housing Authority (property ID 55487)			
Property Address	129 Blackstone River Road, Worcester, MA 01607			
Property Type	Vacant Congregate Living: 6 Dwelling units.			
Property Value	Land: \$761,700	Building: \$680,000	Total: \$1,441,700	
Property Renovations	N/A			
Zoning info	Parcel ID 31-021-00015			
Land area	Acres 1.31 (57,064 sq. ft.)			
Building area	Gross area: 13,017 sq. ft			
Building Make up	Concrete foundation, Wood construction			
Building Façade	Aluminum/Vinyl			
Building Windows	Vinyl Double hung			
Building Roofing	Asphalt Shingle			
Building Height	25'-0" +/- Approx.			
Building Elevator(s)	N/A			
Building Heating System	Fuel type: Gas	Heat type: Hot Water		
Site Parking (Asphalt)	Handicap: N/A	General: Apprx. 11	Total: 11	

B. TOPICS

1. Items included in the audit

1. Recommendations for action to remedy possible hazardous conditions to the public and building staff.
2. Current Regulating Codes.
3. Recommendations to maintain / prevent further structural and aesthetic damage to the buildings.
4. Mechanical & Electrical systems review.
5. Probable Cost Analysis.

2. Items excluded in the audit

1. Historic analysis, significance, or tax act issues.

3. Abbreviations & Definitions:

- RGB = Robinson Green Beretta Corporation
- CEC = Creative Environmental Corporation
- As Built = Drawings modified to reflect areas changed during construction
- SF = Square Feet
- EC = Existing Conditions
- ADA = American Disability Act

C. REPORT OVERVIEW

129 Blackstone River Rd. was reviewed within the limits of EOHLC standards. The location was visited and photographed by RGB staff to properly illustrate existing conditions. The report was prepared following a site visit; RGB visited the building in July of 2024.

The conclusions reached in this report are based on visual observations of experienced professionals. Conclusions and recommendations contained in this report, in some instances, will require the concurrence and approval of the owner and/or authority having jurisdiction.

This comprehensive report is to review the current condition of 129 Blackstone River Rd. regarding conformance with current fire and building codes, physical needs and site conditions required based on the intended DMH housing programs to be utilized at the property.

The basis of the study is to develop an outline of work that would be necessary to bring the building into compliance with current life safety codes and accessibility requirements, recommendations of needed repairs to building components, system updates and/or replacements along with potential schematic design layout to meet the requirements set forth by the DMH housing programs specified in the work order.

The Building will be reviewed in the following report based on four categories of work:

1. Compliance to current regulatory codes
2. Accessibility
3. Building Construction and Condition
4. Building Systems

II. CODES AND DEFINITIONS

A. LIFE AND SAFETY CODES:

1. Regulatory codes

The following Codes comprise the applicable Life Safety and Fire Codes that are currently enforced by the State of Massachusetts and local authorities having jurisdiction:

Life Safety Code

These Codes comprise the applicable Life Safety and Fire Codes that are currently enforced by the State of Massachusetts and local authorities having jurisdiction:

1. Massachusetts State Building Code 780 CMR IBC 2018
2. Massachusetts Fire Safety Code 527 CMR 1.00 NFPA 1

Massachusetts State Building Code (780 CMR) IBC 2018 is not enforced as a retroactive code; however, it will affect any addition or new building that is proposed for this site.

- Existing buildings that were currently in compliance with code when they were constructed and have been previously issued a certificate of occupancy can continue at their current use as constructed until they undergo an addition, change in use or renovation.
- This building was reviewed for conformance in meeting “minimum standards”
- All “Life Safety Code” recommendations proposed in the following report are based on bringing the facilities into compliance with these standards.

2. Accessibility

The following Codes comprise the applicable Accessibility Codes that are currently enforced by the State of Massachusetts and authorities having jurisdiction:

- 1) Massachusetts State Building Code 521 CMR
- 2) Department of Justice – 28 CFR Part 36
2009
“Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities”
- 3) Title III ADA Regulations 2011
- 4) Uniform Federal Accessibility Standards (UFAS)

The Massachusetts State Building Code is not enforced as a retroactive code; however it will be required to be implemented in the proposed design for any proposed renovations.

- Existing buildings that were currently in compliance with code when they were constructed and have been previously issued a certificate of occupancy are allowed to continue at their current use as constructed until they undergo an addition, change in use or renovation that exceeds 50% of their current equalized assessed value. The same therefore holds true for Chapter 11, or ANSI A117.1-2003.

Work categorized under “Accessibility” is also involved with meeting the Americans with Disabilities Act (ADA), and not completing it might in fact lead to a civil suit against a facility owner.

For the purposes of this report the three codes above are being viewed as interchangeable and establish minimum code standards that an existing facility must comply with to “meet code”. To avoid confusion in the report, all standards have been cited as referring to 521 CMR.

As such the Facility was reviewed for conformance in meeting these “minimum standards” and all “Accessibility” recommendations proposed in the following report is based on bringing facilities into compliance with these three standards.

3. Work Items

Major work indicated in this area would consist of the following examples:

- Safety and Security/Health Issues
 - Windows may need replacement along with code-required second means of egress opening sizes.
- Non-code and code required updating or replacement of deteriorated systems
 - Replacement of most interior finishes due to heavy damage and deterioration
- Air quality/ mold issues
 - Installation of new bathroom and kitchen exhaust fans
- Hazardous Material Renovation and Repair including asbestos containing materials
 - Asbestos found in building materials (if positively tested)
- Major work would consist of updating, repairs and/or replacement of heating ventilation and air conditioning (HVAC), electrical systems, and fire alarm systems.
- Most issues are related to continued function of building systems and the maintaining of good indoor air quality as well as increasing energy efficiency and reducing yearly operating costs.
- Major work consists of exterior building envelope repairs, as well as site and utility issues.
- If no work were currently required on an existing system, it would also be classified under the Maintenance / Asset Protection category since long term maintenance plan should be implemented to extend the life of existing systems and building components.

The action item list in this report is not prioritized by any importance factor. The decision to proceed with corrective work to mediate the identified action items rest solely with the owner based on the yearly fiscal parameters.

4. Building Systems:

Major work indicated in this area would consist of updating, repairing and/or replacing of plumbing, fire protection, heating ventilation and air conditioning (HVAC), and electrical systems. Most of the issues contained within this section of the report are related to the continuing function of the facility and/or maintainability of building systems. However, many of the building systems issues can cross into the regulatory codes compliance area of the report as well.

III. OVERALL BUILDING



129 Blackstone River Rd. – Eastern Side



129 Blackstone River Rd. – Western Side

A. 129 BLACKSTONE RIVER ROAD BUILDING CONSTRUCTION & CONDITIONS

129 Blackstone River Rd. is a Three (2) story, approximately 25' high building. The building footprint is approximately 4,300 SF.

1. Exterior – Site:

- The facility parking area is accessed by one entry point, from Blackstone River Road.
- The property contains a paved parking area (approximately 11 spaces). The building is surrounded by greenspace that requires maintenance and repair, tall deciduous trees, and abutted by adjacent, commercial lots.
- Access to the parking lot is not restricted or supervised.

2. Exterior – Building:

- The exterior wall make-up is vinyl siding on wood stud construction
- The vinyl siding on the building needs cleaning, repair, and in many locations total replacement.
- Vinyl double hung insulating glazing window systems are present and have reached the end of their useful life.
- The front entry is covered by a second floor roof overhang and is fairly sheltered from the elements
- Entry outswing door is steel with glass block sidelites

- The roof contains an architectural asphalt shingle which was installed around 2009 and should have approximately 10-15 years of useful life remaining.
- There are no mechanical units on the roof except for roof vents.
- The building features original skylights which appear to have no water infiltration issues.

3. Interior:

a. Basement

- Interior partitions are built with wood studs & plaster.
- Ceilings are painted gypsum and exposed structure
- No automatic fire suppression system was found in the building.
- Fire and smoke alarms were in place and will require replacement
- Floors are a mix of bare concrete, resilient rubber, and carpeting.

b. First Floor

- Interior partitions are wood studs and plaster. Bathrooms walls are fully tiled.
- Ceilings are painted gypsum.
- Floors are a mix of vinyl planks, resilient rubber, carpeting, tile, and exposed subflooring.

c. Second Floor

- Interior partitions are wood studs and plaster.
- Cathedral ceilings are painted gypsum.
- Floors are a mix of vinyl planks, vinyl tile, resilient rubber, carpeting, and exposed subflooring.

B. 129 BLACKSTONE RIVER RD. ISSUES

Based on observations, it is RGB's opinion that there are compliance issues at 129 Blackstone River Rd., which can affect the public, tenants and staff and will require repair, remediation, and renovation in order to accommodate the intended DMH housing program

1. Work Items

Site Work Items

1. Asphalt paving is in very poor condition and requires replacement, proper drainage will need to be assessed.
2. Grassed lawn areas are rutted and overgrown and require repair and maintenance
3. Overgrown trees and landscaping contacting roof and siding needs to be cut back and maintained.
4. Parking signage and marking for required accessible spots are absent and require installation.
5. Parking lot pole mounted lighting is absent and should be considered for installation.
6. Maintenance shed needs repair and maintenance.

Exterior Work Items

7. Exterior siding and decorative shutters are heavily damaged in some areas. Total replacement is recommended.
8. Foundation cap is heavily damaged and needs replacement.
9. Windows need total replacement.
10. Roof is approximately 15 years old and has useful life remaining but requires cleaning and regular maintenance.
11. Gutters and downspouts require cleaning or total replacement and proper drainage needs to be confirmed.
12. Courtyard stairway handrails and guardrails are in disrepair and not ADA compliant and need to be replaced.
13. Courtyard stairs require cleaning and maintenance.
14. Incandescent and metal halide exterior fixtures should be replaced with LED fixtures.

Interior Work Items

15. Finish floors on all floors are in major disrepair and needs replacement, exposed subfloor may need selective replacement and repair.
16. Gypsum walls are heavily damaged and need repair and replacement.
17. Gypsum ceilings show evidence of water damage, many areas are heavily damaged and need repair and replacement.
18. Interior doors are damaged, hardware does not meet accessibility requirements and needs replacement.
19. Egress stair treads and risers do not meet current building code requirements and need to be re-designed.
20. Egress stair handrail does not meet current building code requirements.
21. First floor shower fixtures do not meet accessibility requirements and need replacement.
22. Toilet compartments grab bars are non-conforming and need replacement
23. Bathroom sinks do not meet accessibility requirements and need re-design
24. Bedroom windows need replacement – replacement windows must meet egress requirements.
25. Light fixtures need to be replaced with LED fixtures
26. Kitchen cabinetry is in disrepair and does not meet accessibility replacement. Kitchen needs to be re-designed.
27. Appliances need replacement.
28. Thresholds to adjacent spaces do not meet accessibility requirements – different materials need conforming transition strips.
29. Second accessible means of egress required from first floor.
30. Dependent on whether first and second floor DMH housing is programmatically separate – a second means of accessible egress is required (elevator access).

Mechanical Work Items

31. Current split system fan coil cooling uses refrigerant (R-410A) that will no longer be manufactured in 2025 and needs to be replaced.
32. Condensing boiler heating system is past its useful life or inoperable and reliant on fossil fuels and should be replaced.
33. Kitchen hood needs to be replaced and include a commercial grease exhaust/makeup system.

- 34. Stairwell requires heating by wall-mounted electric heaters.
- 35. Electrical/Mechanical rooms require cooling by exhaust fan.
- 36. Bathroom exhaust fans need replacement

Electrical Work Items

- 37. Current original 225 amp main service panel is undersized and needs to be replaced with new 400 amp, 120/240V, 1 phase, 3 wire 100% rated service fed from the street.
- 38. Electrical wall devices, cover plates, outlets, and switches should be replaced (GFCI and AFCI where required by code). All receptacles shall be tamper resistant.
- 39. New convenience and cleaning receptacles shall be installed in all public areas, lobby, corridors, mechanical rooms, and building exterior.
- 40. New mechanical systems requiring power will need new switching and wiring
- 41. New receptacles shall be installed in laundry rooms for washers and dryers
- 42. New and replacement exterior fixtures for general lighting and egress illumination shall be LED.
- 43. Interior fixtures shall be replaced with LED

Fire Safety/Alarm Work Items

- 44. Hardwired illuminated exit signs with battery backup require installation to accommodate proposed renovation design.
- 45. Provide new emergency lighting throughout all egress paths, utility rooms, restrooms, lobbies, electrical rooms, and all exterior egress doors.
- 46. Occupancy sensors to be installed in all common areas.
- 47. Existing fire alarm system is outdated and needs replacement with new addressable fire alarm system.
- 48. Install fire alarm remote annunciator panel in first floor entry
- 49. Replace and provide as necessary, new addressable hardwired smoke, heat, and carbon monoxide detectors with battery backup as required by code.
- 50. Install duct smoke detectors as required, with addressable control modules for HVAC equipment automated shutdown.
- 51. Provide new knox box.
- 52. Provide new Gamewell master box
- 53. Provide new telecommunication back boxes and grounding as required for proposed schematic plan.

Plumbing Work Items

- 54. Replace existing toilet, sink, shower fixtures throughout with those approved on Massachusetts plumbing board list.
- 55. Existing 1" water main is inadequate and needs replacement with new 2" main, water meter, and RPZ backflow preventer.
- 56. All new domestic water piping to be copper type "L"
- 57. Install new electric/heat pump storage tank water heater with recirculation pump on hot water distribution system.
- 58. Existing sanitary piping routed in to new sewer lateral and 4" sanitary building drain. All below-grade and above grade sanitary drainage and vent piping to be PVC.

- 59. Provide new 3" grease waste system connecting sinks and dishwashers in kitchens. Grease system to connect to new grease trap.
- 60. All natural gas systems to be removed except for kitchen use.

Fire Protection Work Items

- 61. As required per NFPA 101 32.2.3.5.1 this facility requires protection throughout by an approved automatic quick response or residential sprinkler system.

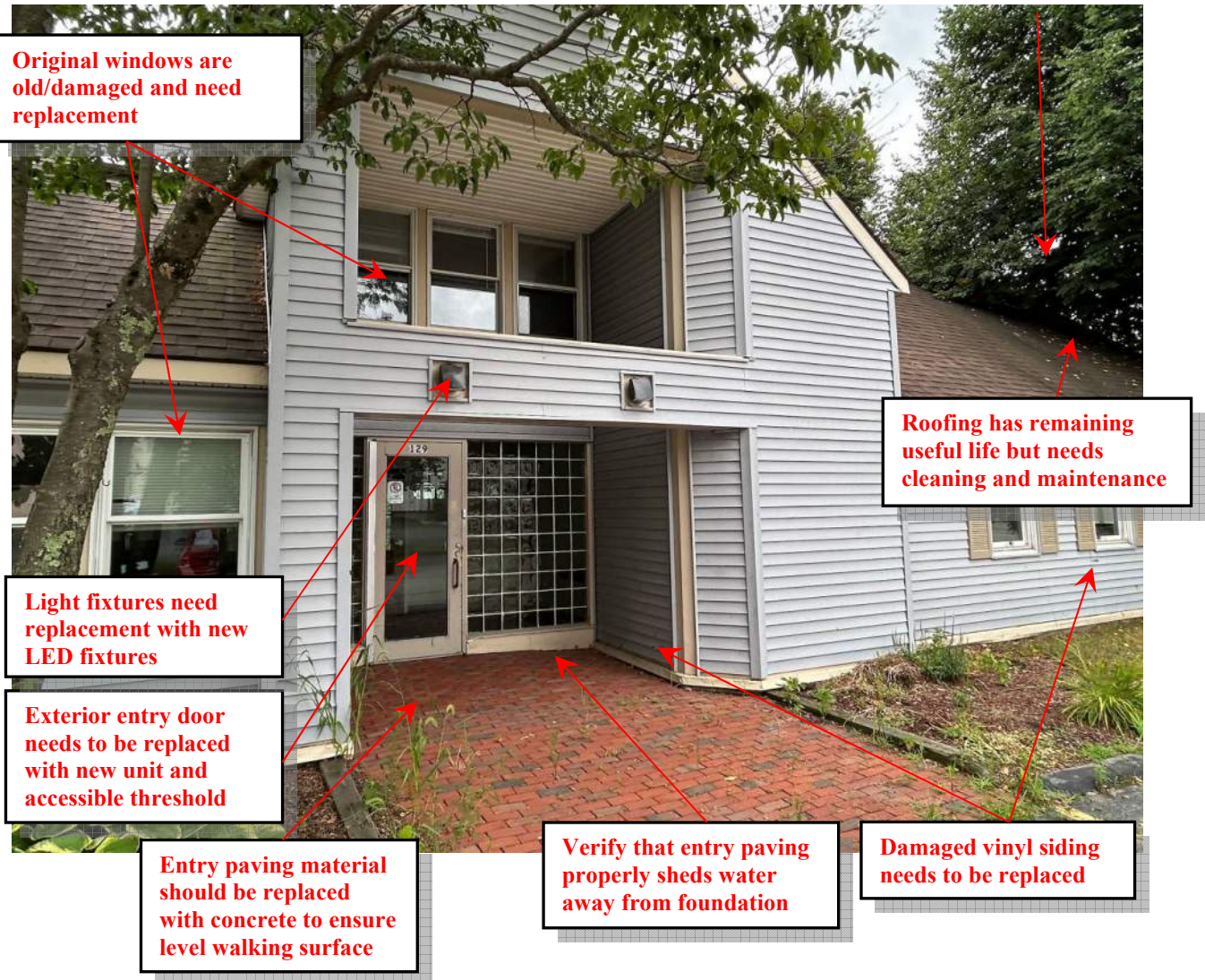
Hazardous Materials Work Items

- 62. Original building constructed in 1989 during the EPA's national asbestos material ban and therefore limited asbestos-containing materials should exist, however, work performed on certain potentially asbestos-containing material should be tested before carrying out repairs or disposal of any kind. All asbestos-containing material should be removed and handled by a licensed abatement professional.

2. Field observation photographs

Photographs (Exterior)

1. Front Entry



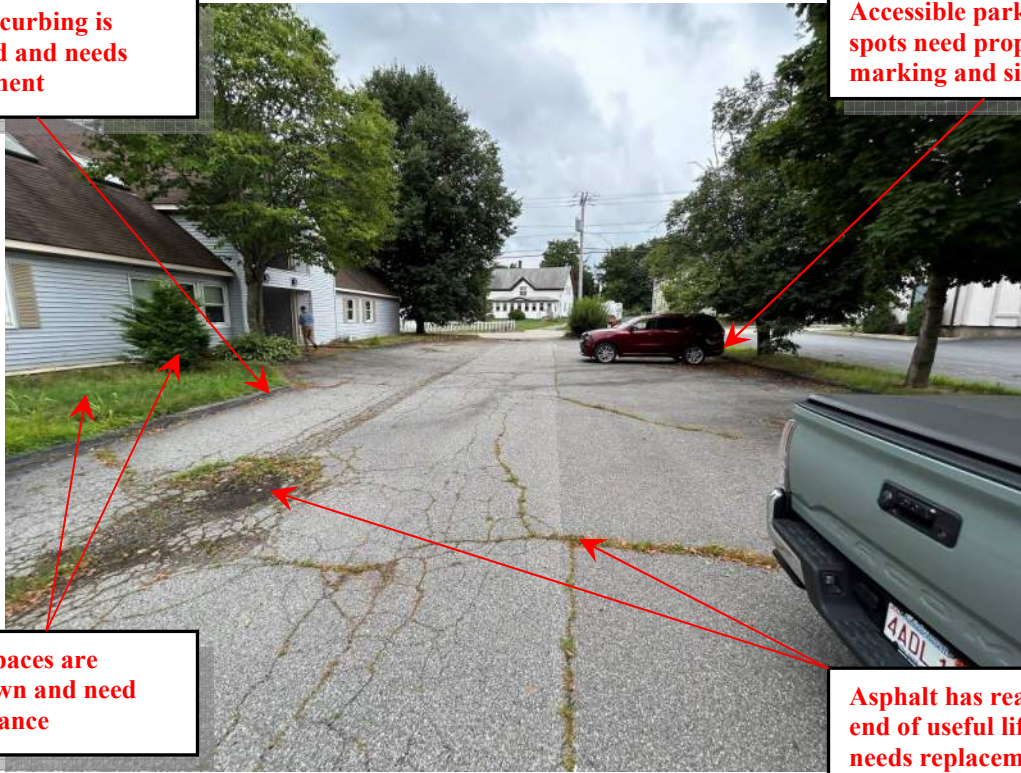
2. Asphalt Parking Lot

Asphalt curbing is damaged and needs replacement

Accessible parking spots need proper marking and signage

Green spaces are overgrown and need maintenance

Asphalt has reached end of useful life and needs replacement



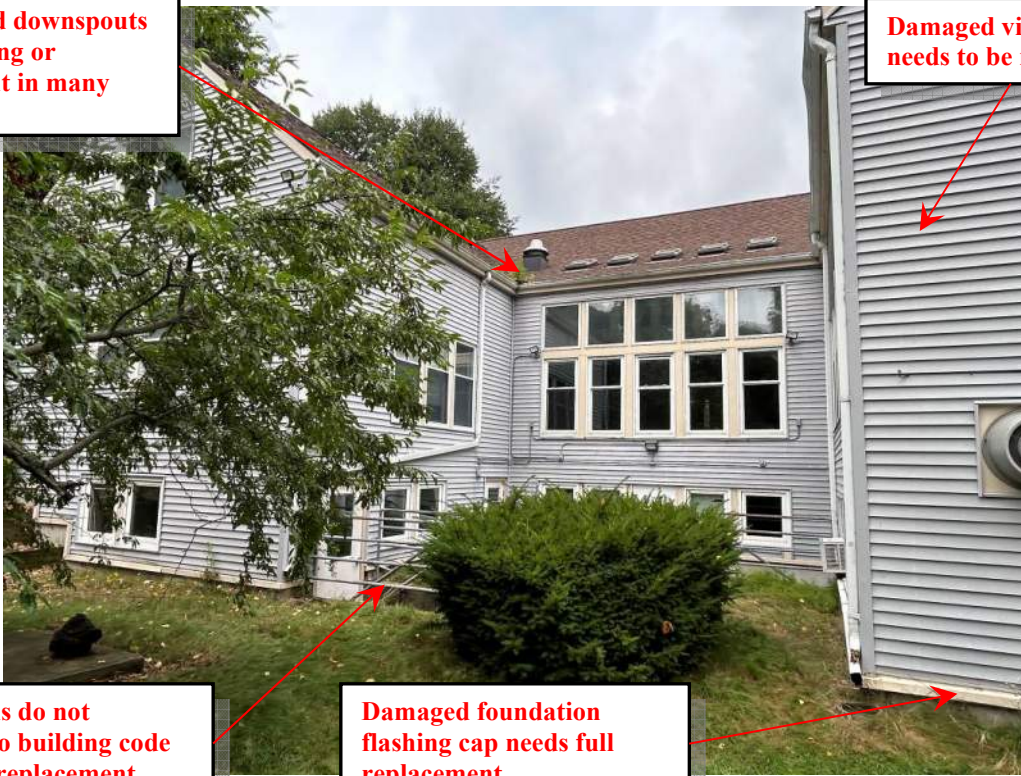
3. Rear Courtyard

Gutters and downspouts need cleaning or replacement in many areas

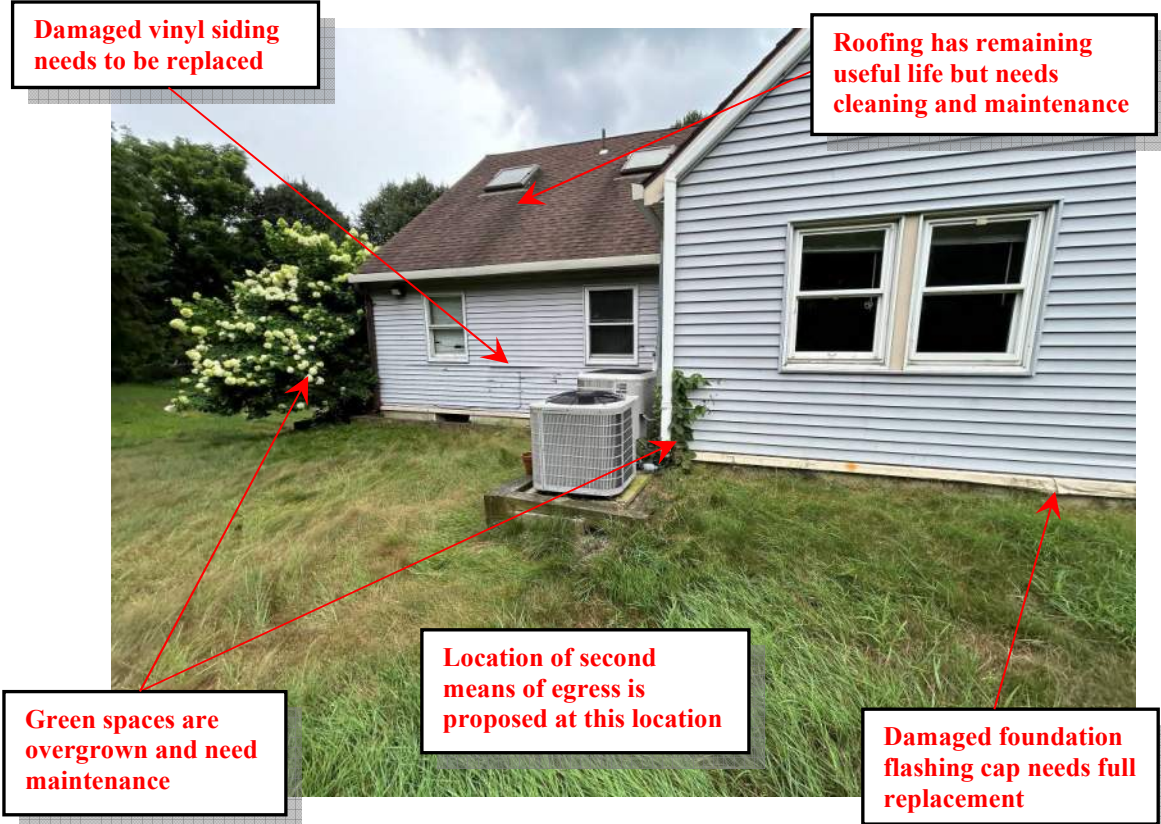
Damaged vinyl siding needs to be replaced

Guardrails do not conform to building code and need replacement

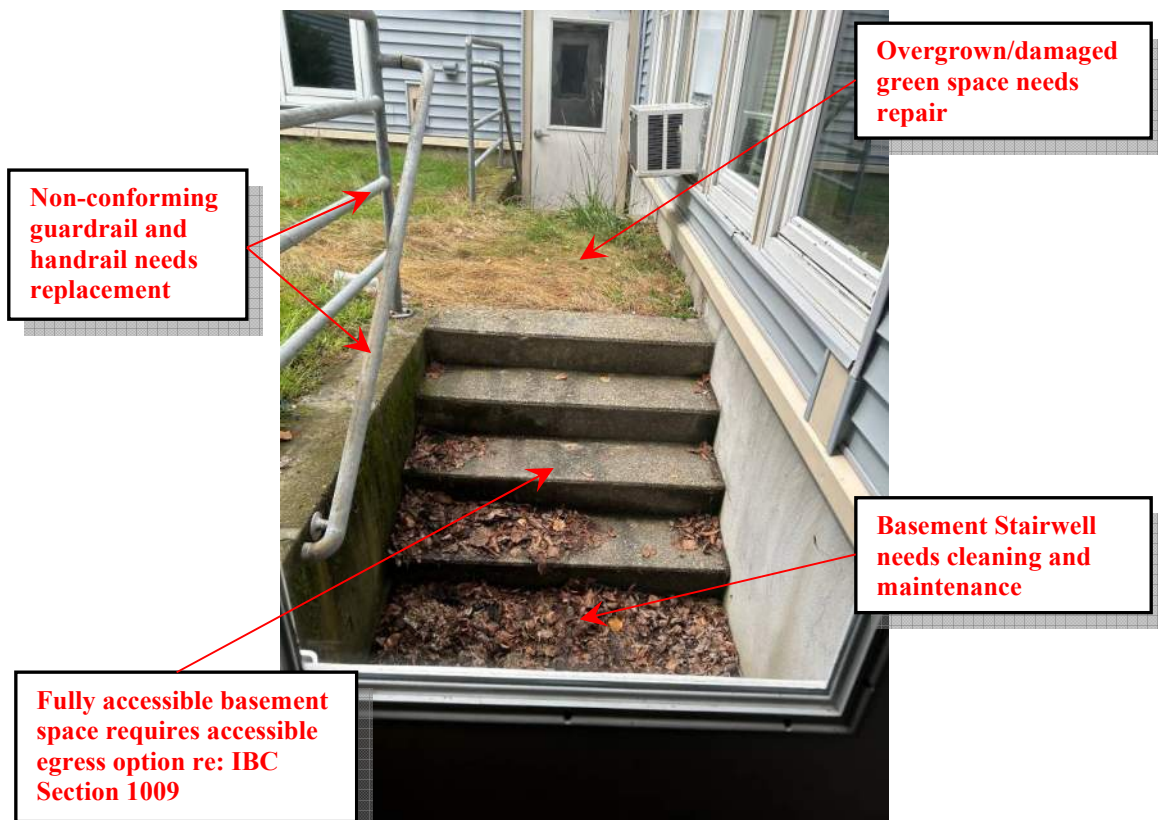
Damaged foundation flashing cap needs full replacement



4. Side Yard



5. Courtyard Stairway



Photographs (Interior)

1. Basement Hallway

Evidence of water damage at ceiling needs further investigation – gypsum needs repair and replacement

Existing fixtures need replacement with new LED fixtures

All flooring is heavily stained and damaged and needs replacement.

Interior doors with non-accessible hardware require replacement



2. Recreation Room 002

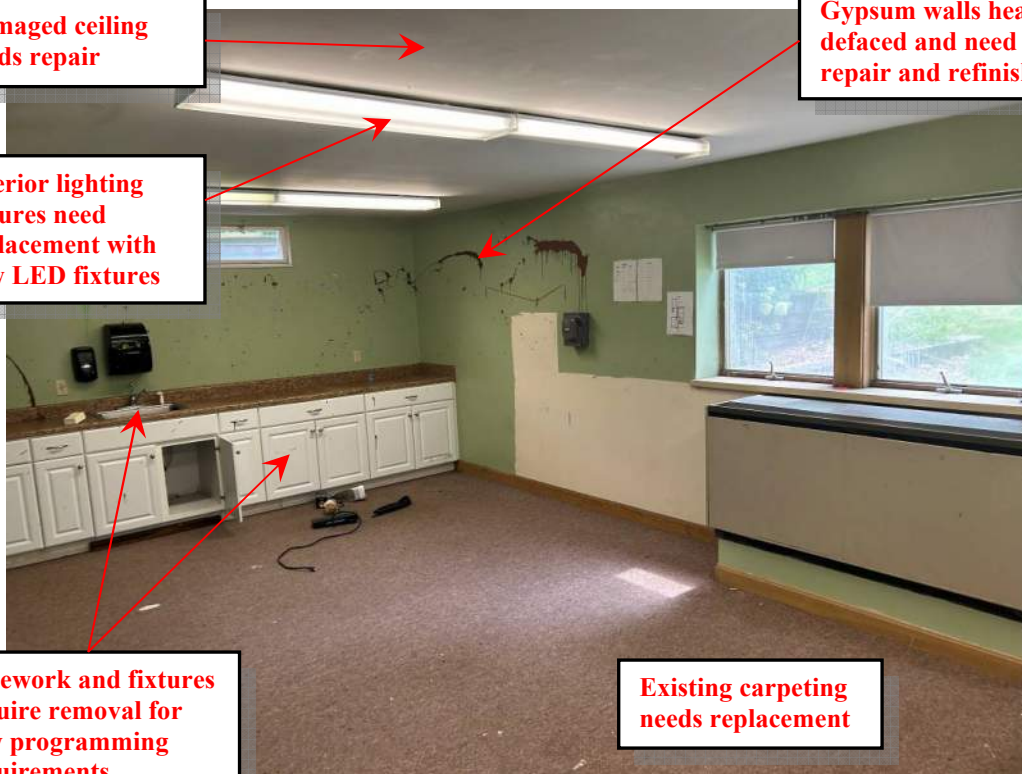
Damaged ceiling needs repair

Gypsum walls heavily defaced and need repair and refinishing.

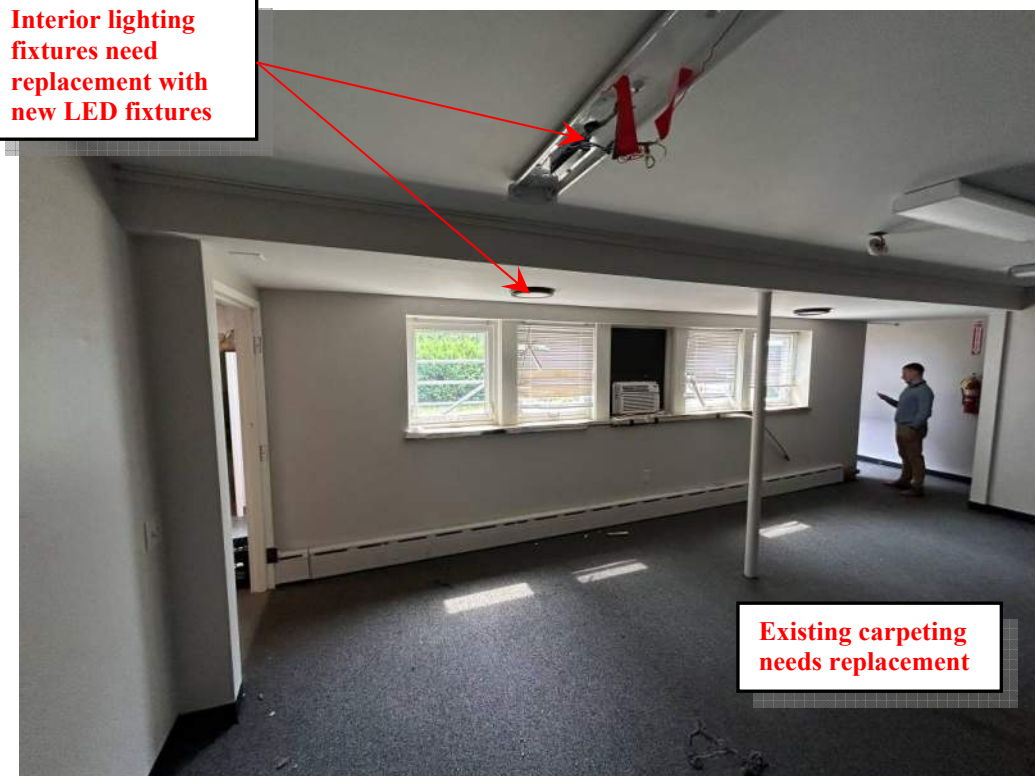
Interior lighting fixtures need replacement with new LED fixtures

Casework and fixtures require removal for new programming requirements

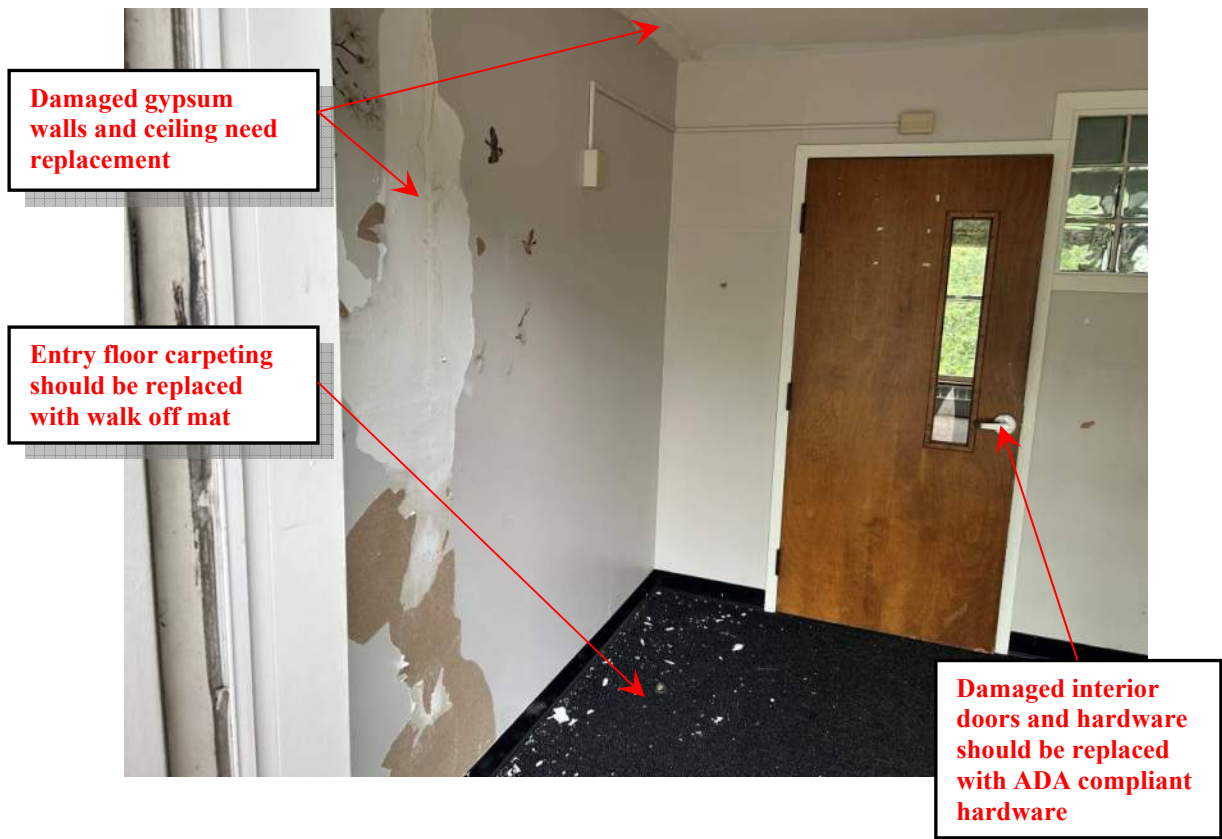
Existing carpeting needs replacement



3. Storage 005



4. Storage 005



5. Reception 102

Potentially water damaged ceiling needs further investigation repair/replacement

Exposed subflooring needs investigation for potential repair or replacement.



Major damage at walls will required complete replacement of gypsum

6. Bath 106

Non-compliant vanity, mirror, and toilet location will need re-design to conform to 521 CMR 30.00

Absence of ADA compliant grab bars – installation required re: 521 CMR 30.8 Existing space makes required 60" wheelchair turn space re: 521 CMR 6.3 impossible, requires full redesign for compliance



7. Typical Existing First Floor Bedroom

Full window replacement required – New windows need to meet egress requirements re: IBC 2018 1030.2 & 1030.3:

- net clear opening ≥ 5.7 sf
- net clear opening 24" high min.
- net clear width 20" min.
- ≤ 44 " above finish floor.)

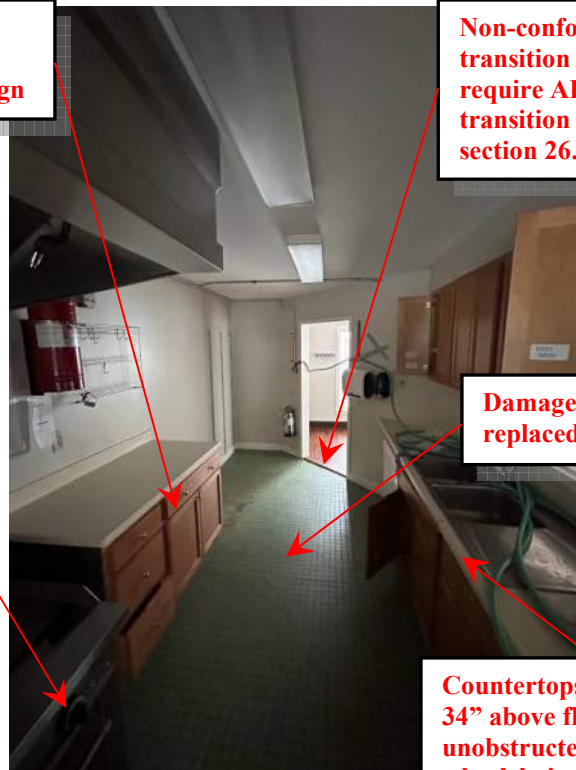


Major damage at walls will require complete replacement of gypsum

8. Kitchen 114

Damaged cabinetry and countertops need replacement and re-design

Appliances need replacement

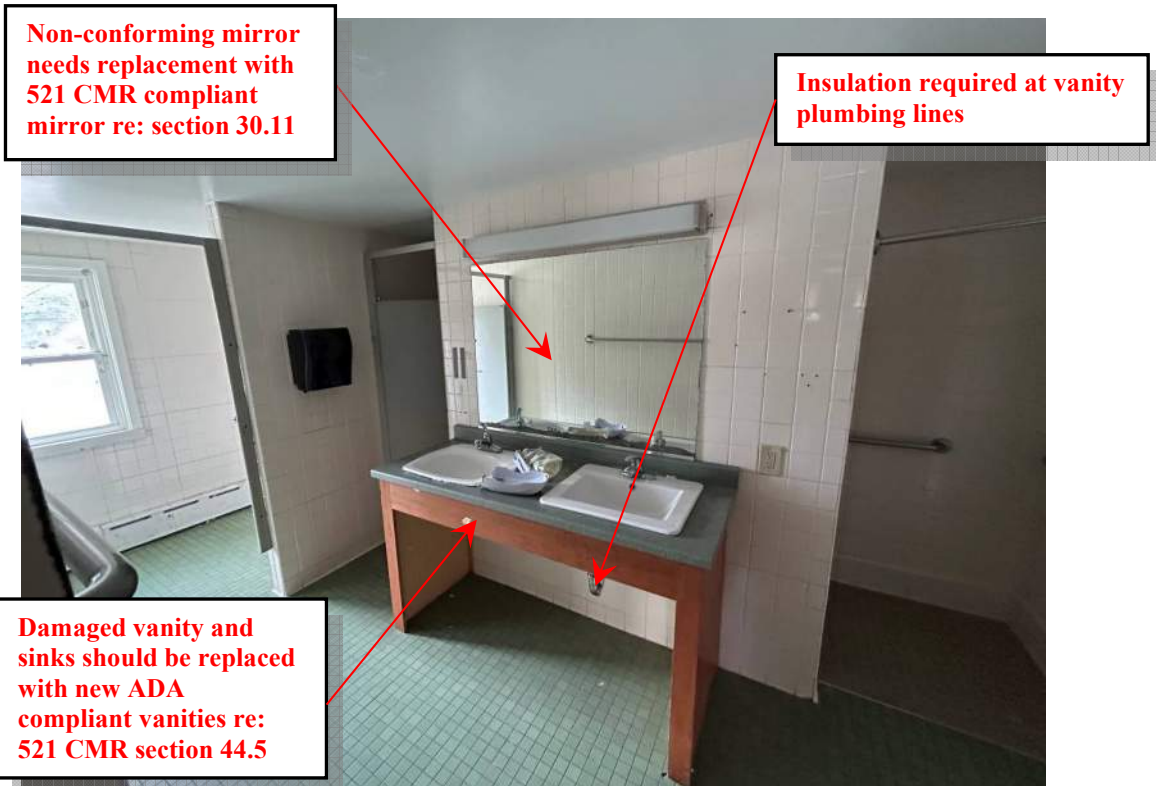


Non-conforming material transition – New flooring will require ADA compliant transition strip. Re: 521 CMR section 26.10

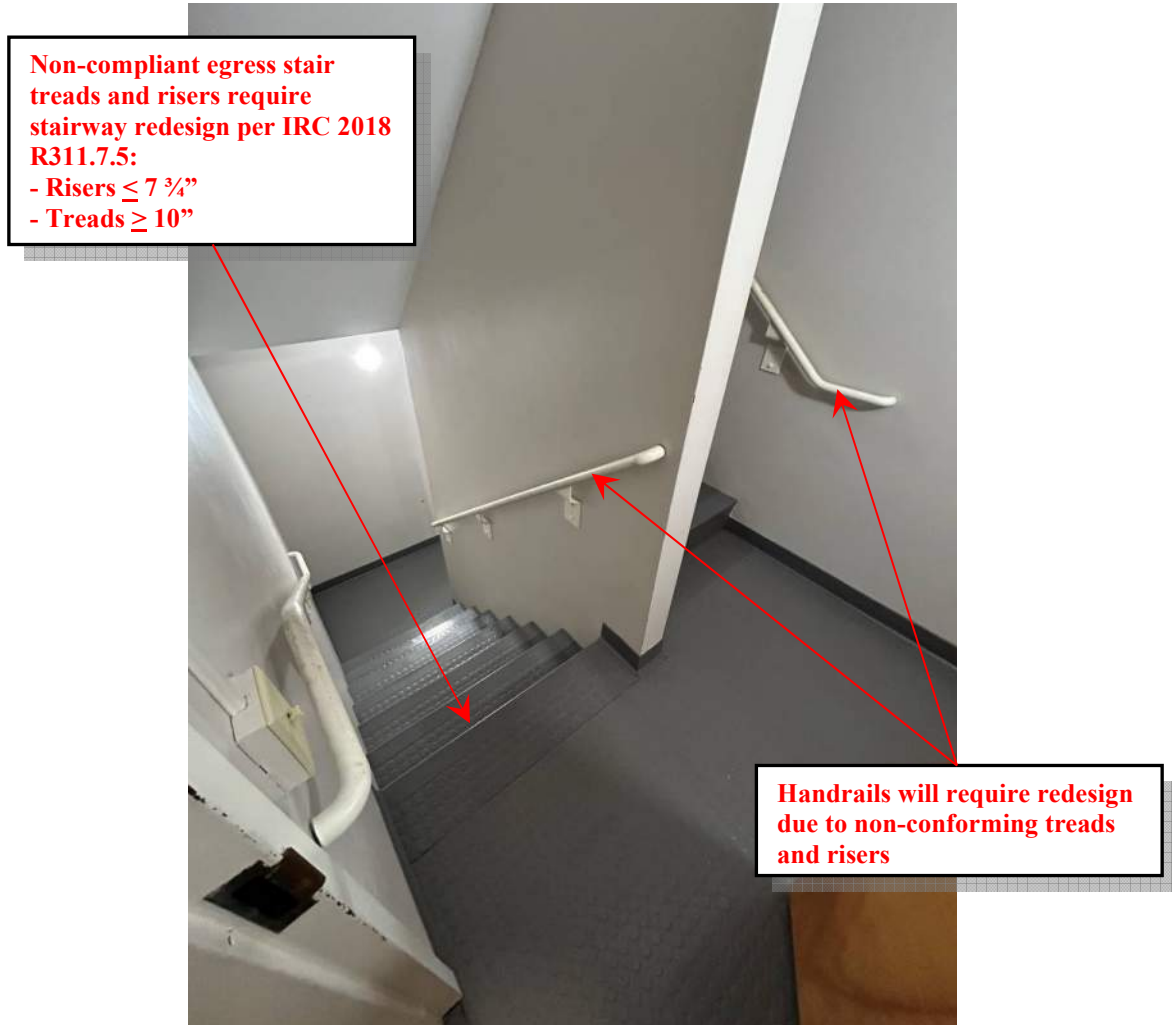
Damaged tile floor should be replaced entirely

Countertops should be max. 34" above floor, min. 30" unobstructed workspace for wheelchair users. Kitchen requires complete redesign

9. Typical Tenant Bathroom



10. Typical Egress Stairway



3. Work items recommendations & probable cost.

The attached cost estimate (Appendices A1 through A3) is based on observations noted within the report. Included within the estimates are the construction costs, soft costs and contingencies. Professional fees were not accounted for in the construction costs.

Cost estimates are split into progressively more detailed breakdowns: Appendix A1 shows each general construction division with the total cost reflected at the end, Appendix A2 shows each sub-division cost within each general division, and Appendix A3 further breaks down the sub-division costs into individual material and/or labor costs and quantities within each sub-division.

The owner should be aware that this probable cost estimate does not include the yearly inflationary cost increase for labor & materials of a minimum of 5% per year.

Appendix A1

Construction Cost Engineering of Boston

Overall Facility Cost Estimate

WHA 129 Blackstone River Rd, Vacant 12 Unit Reno Schematic Es 24 1240

2 sty wood frame with bsmt
1ST FLOOR AREA 4,271 SF
2ND " " 2,735 SF
Basement " 1,812 SF

Total SF Area 8,818 SF D R A F T

8818 SF

Housing

Last Updated

Year 2024

Cost File 2024 BOSTON UNION AVERA

10/1/2024 10:29:21 AM

Project Summary

Division	Total		
01 General Requirements	257,625	\$29.22 /SF	12.3 %
02 Existing Conditions	81,623	\$9.26 /SF	3.9 %
03 Concrete	11,345	\$1.29 /SF	0.5 %
04 Masonry	2,627	\$0.30 /SF	0.1 %
06 Wood, Plastics, and Composites	254,315	\$28.84 /SF	12.1 %
07 Thermal and Moisture Protection	184,183	\$20.89 /SF	8.8 %
08 Openings	231,387	\$26.24 /SF	11.0 %
09 Finishes	240,758	\$27.30 /SF	11.5 %
10 Specialties	10,937	\$1.24 /SF	0.5 %
11 Equipment	50,293	\$5.70 /SF	2.4 %
12 Furnishings	20,027	\$2.27 /SF	1.0 %
14 Conveying Equipment	143,787	\$16.31 /SF	6.9 %
21 Fire Suppression	88,180	\$10.00 /SF	4.2 %
22 Plumbing	105,816	\$12.00 /SF	5.0 %
23 Heating, Ventilating, and Air Conditioning (HVA	176,360	\$20.00 /SF	8.4 %
26 Electrical	192,000	\$21.77 /SF	9.2 %
31 Earthwork	1,989	\$0.23 /SF	0.1 %
32 Exterior Improvements	44,357	\$5.03 /SF	2.1 %

Sub Total		2,097,609	237.88 / SF
Overhead & Profit	15 %	314,641	
Bond	1 %	20,976	
Contingency	10 %	209,761	
Grand Total		2,642,987	299.73 / SF

Appendix A2

Construction Cost Engineering of Boston

Sub Division Cost Estimate Breakdown

Sub Division Summary

WHA 129 Blackstone River Rd, Vacant 12 Unit Reno Schematic Es 24 1240			
2 sty wood frame with bsmt			
1ST FLOOR AREA	4,271 SF		
2ND " "	2,735 SF		
Basement " "	1,812 SF		
Total SF Area	8,818 SF	D R A F T	
8818 SF		Housing	Last Updated
Year 2024	Cost File 2024 BOSTON UNION AVERA	10/1/2024 10:29:21 AM	

SubDivision	Description	Total	
<u>01 General Requirements</u>		<u>\$257,625</u>	
01 00 00	General Requirements	\$124,649	14.14 SF
01 30 00	Administrative Requirements	\$3,500	0.40 SF
01 31 00	Project Management and Coordination	\$20,000	2.27 SF
01 32 16.13	Network Analysis Schedules	\$4,125	0.47 SF
01 35 23	Owner Safety Requirements	\$3,195	0.36 SF
01 41 26	Permit Requirements	\$21,000	2.38 SF
01 50 00	Temporary Facilities and Controls	\$51,051	5.79 SF
01 52 13	Field Offices and Sheds	\$4,488	0.51 SF
01 70 00	Execution and Closeout Requirements	\$12,106	1.37 SF
01 71 23.16	Construction Surveying	\$5,590	0.63 SF
01 87 13	Equipment Performance Requirements	\$7,920	0.90 SF
<u>02 Existing Conditions</u>		<u>\$81,623</u>	
02 41 19.13	Selective Building Demolition	\$27,478	3.12 SF
02 41 19.16	Selective Interior Demolition	\$41,763	4.74 SF
02 82 13	Asbestos Abatement	\$12,382	1.40 SF
<u>03 Concrete</u>		<u>\$11,345</u>	
03 20 00	Concrete Reinforcing	\$477	0.05 SF
03 30 00	Cast-in-Place Concrete	\$10,868	1.23 SF

SubDivision	Description	Total
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04 Masonry**\$2,627**

04 05 23	Masonry Accessories	\$2,627	0.30 SF
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06 Wood, Plastics, and Composites**\$254,315**

06 10 00	Rough Carpentry	\$72,600	8.23 SF
06 11 00	Wood Framing	\$47,900	5.43 SF
06 20 00	Finish Carpentry	\$31,749	3.60 SF
06 43 13	Wood Stairs	\$78,747	8.93 SF
06 65 00	Plastic Trim	\$23,319	2.64 SF

07 Thermal and Moisture Protection**\$184,183**

07 21 16	Blanket Insulation	\$8,303	0.94 SF
07 27 00	Air Barriers	\$15,399	1.75 SF
07 31 13	Asphalt Shingles	\$1,106	0.13 SF
07 40 00	Roofing and Siding Panels	\$125,741	14.26 SF
07 60 00	Flashing and Sheet Metal	\$21,468	2.43 SF
07 90 00	Joint Protection	\$12,164	1.38 SF

08 Openings**\$231,387**

08 05 05	Selective Demolition for Openings	\$24,646	2.79 SF
08 10 00	Doors and Frames	\$25,176	2.86 SF
08 11 00	Metal Doors and Frames	\$22,594	2.56 SF
08 53 13	Vinyl Windows	\$141,205	16.01 SF
08 70 00	Hardware	\$17,766	2.01 SF

09 Finishes**\$240,758**

09 20 00	Plaster and Gypsum Board	\$16,443	1.86 SF
09 21 16	Gypsum Board Assemblies	\$61,465	6.97 SF
09 21 16.23	Gypsum Board Shaft Wall Assemblies	\$16,253	1.84 SF

SubDivision	Description	Total	
09 60 00	Flooring	\$12,693	1.44 SF
09 65 00	Resilient Flooring	\$64,524	7.32 SF
09 65 13	Resilient Base and Accessories	\$14,072	1.60 SF
09 90 00	Painting and Coating	\$55,307	6.27 SF
<u>10 Specialties</u>		<u>\$10,937</u>	
10 14 00	Signage	\$4,800	0.54 SF
10 28 00	Toilet, Bath, and Laundry Accessories	\$6,137	0.70 SF
<u>11 Equipment</u>		<u>\$50,293</u>	
11 30 13	Residential Appliances	\$50,293	5.70 SF
<u>12 Furnishings</u>		<u>\$20,027</u>	
12 48 43	Floor Mats	\$4,443	0.50 SF
12 50 00	Furniture	\$15,584	1.77 SF
<u>14 Conveying Equipment</u>		<u>\$143,787</u>	
14 20 00	Elevators	\$143,787	16.31 SF
<u>21 Fire Suppression</u>		<u>\$88,180</u>	
21 11 00	Facility Fire-Suppression Water-Service	\$88,180	10.00 SF
<u>22 Plumbing</u>		<u>\$105,816</u>	
22 30 00	Plumbing Equipment	\$105,816	12.00 SF
<u>23 Heating, Ventilating, and Air Conditioning (HVAC)</u>		<u>\$176,360</u>	
23 50 00	Central Heating Equipment	\$176,360	20.00 SF
<u>26 Electrical</u>		<u>\$192,000</u>	

SubDivision	Description	Total	
26 00 00	Electrical	\$192,000	21.77 SF

31 Earthwork **\$1,989**

31 22 00	Grading	\$1,989	0.23 SF
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32 Exterior Improvements **\$44,357**

32 11 16	Subbase Courses	\$6,412	0.73 SF
32 12 16	Asphalt Paving	\$20,345	2.31 SF
32 16 00	Curbs, Gutters, Sidewalks, and Drivewa	\$11,979	1.36 SF
32 17 23.13	Painted Pavement Markings	\$120	0.01 SF
32 90 00	Planting	\$5,500	0.62 SF

Sub Total		2,097,609	237.88 / SF
Overhead & Profit	15 %	314,641	
Bond	1 %	20,976	
Contingency	10 %	209,761	
Grand Total		2,642,987	299.73 / SF

Appendix A3

Construction Cost Engineering of Boston

Unit Price Cost Estimate Breakdown



WHA 129 Blackstone River Rd, Vacant 12 Unit Reno Schematic Es 24 1240

2 sty wood frame with bsmt

1ST FLOOR AREA 4,271 SF

2ND " " 2,735 SF

Basement " 1,812 SF

Total SF Area 8,818 SF D R A F T

8818 SF

Housing

Last Updated

Year 2024

Cost File 2024 BOSTON UNION AVERA

10/1/2024 10:29:21 AM

Description	Quantity	Unit	Unit Cost	Extended Cost
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01 General Requirements**01 00 00 General Requirements**

General superintendent	26	WEEK	2417.56	62,857
Asst. superintendent i/2 time	26	WEEK	2260.70	58,778
Field Engineer	5	Day	602.85	3,014
01 00 00		General Requirements		124,649

01 30 00 Administrative Requirements

Drawings, as built	1	SET	3500.00	3,500
01 30 00		Administrative Requirements		3,500

01 31 00 Project Management and Coordination

Insurance, 1%	20000	JOB	1.00	20,000
01 31 00		Project Management and Coordination		20,000

01 32 16.13 Network Analysis Schedules

Scheduling, progress cpm	1	EA	1100.00	1,100
Scheduling, cpm, update	11	EA	275.00	3,025
01 32 16.13		Network Analysis Schedules		4,125

01 35 23 Owner Safety Requirements

Barrier, plywood on 2"x4"frame 4'	100	LF	31.95	3,195
01 35 23		Owner Safety Requirements		3,195

01 General Requirements

Description	Quantity	Unit	Unit Cost	Extended Cost
01 41 26 Permit Requirements				
Permit fee \$10/m	2100	JOB	10.00	21,000
01 41 26 Permit Requirements				21,000
01 50 00 Temporary Facilities and Controls				
Temporary electric, power/lights	12	Mo.	440.00	5,280
Temporary water	12	Mo.	55.00	660
Cleaning general, site	250	HR	61.47	15,368
Temporary heat, 12 hrs day, per wk	250	CSFFLR	27.56	6,890
Project sign, 4' x 8' x 1 7/8	1	EA	1337.47	1,337
Rubbish removal, 40 cy capacity	24	LOAD	660.00	15,840
Telephone, general clerk use	12	Mo.	275.00	3,300
Toilet, portable chemical, rent	24	Mo.	99.00	2,376
01 50 00 Temporary Facilities and Controls				51,051
01 52 13 Field Offices and Sheds				
Office trailer, furnished, 36'x8'	12	Mo.	264.00	3,168
Storage trailer, 28'x10'	12	Mo.	110.00	1,320
01 52 13 Field Offices and Sheds				4,488
01 70 00 Execution and Closeout Requirements				
Cleaning windows, helper	69	EA	17.59	1,214
Clean-up, final	0.5	WEEK	9835.78	4,918
Punchlist, survey/check	1	WEEK	5974.51	5,975
01 70 00 Execution and Closeout Requirements				12,106
01 71 23.16 Construction Surveying				
Survey, 3 man crew, line & grade	2	DAY	2795.22	5,590
01 71 23.16 Construction Surveying				5,590
01 87 13 Equipment Performance Requirements				
Scissor lift, 25' high, 1000 lb. capacity w/o operator	60	DAY	132.00	7,920
01 87 13 Equipment Performance Requirements				7,920

02 Existing Conditions

Description	Quantity	Unit	Unit Cost	Extended Cost
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02 Existing Conditions**02 41 19.13 Selective Building Demolition**

Demo existing flooring	8818	SF	1.41	12,390
Demo siding	4602	SF	3.28	15,088

02 41 19.13 Selective Building Demolition				27,478
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02 41 19.16 Selective Interior Demolition

Gutting, building interior	8800	SFFLR	4.75	41,763
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02 41 19.16 Selective Interior Demolition				41,763
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02 82 13 Asbestos Abatement

Labor only, asbestos worker	10	DAY	1238.17	12,382
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02 82 13 Asbestos Abatement				12,382
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03 Concrete**03 20 00 Concrete Reinforcing**

Welded wire fabric, 6x6-w2.9xw2.9	3.5	CSF	136.42	477
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03 20 00 Concrete Reinforcing				477
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03 30 00 Cast-in-Place Concrete

Concrete in place, elevator pit & walls	15	CY	634.67	9,520
Concrete walkway	350	SF	3.85	1,348

03 30 00 Cast-in-Place Concrete				10,868
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04 Masonry**04 05 23 Masonry Accessories**

Staging, 2 use per month	1512	SF	1.74	2,627
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04 05 23 Masonry Accessories				2,627
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06 Wood, Plastics, and Composites

Description	Quantity	Unit	Unit Cost	Extended Cost
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06 Wood, Plastics, and Composites**06 10 00 Rough Carpentry**

Sub floor, plywood cdx, 3/4 50%replace	4400	SF	2.92	12,855
Labor only, carpenter	50	DAY	1194.90	59,745

06 10 00	Rough Carpentry			72,600
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06 11 00 Wood Framing

Framing, deck 236sf	10	MBF	2395.01	23,950
Framing, ramp 216 sf	10	MBF	2395.01	23,950

06 11 00	Wood Framing			47,900
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06 20 00 Finish Carpentry

Kitchen cabinets, upper wall	51	LF	91.47	4,665
Kitchen cabinets, base	104	LF	91.47	9,513
Closet pole & shelving, wire frame	408	LF	14.93	6,091
Kitchen counter solid surface	104	LF	110.38	11,480

06 20 00	Finish Carpentry			31,749
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06 43 13 Wood Stairs

Stairs, oak, 16 risers, 4'0"wide 10'high	2	EA	26249.02	52,498
Stairs, oak, 16 risers, 4'0"wide 10'high	1	EA	26249.02	26,249

06 43 13	Wood Stairs			78,747
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06 65 00 Plastic Trim

PVC exterior trim Azek, 1 x 3" rakeboards	360	LF	7.11	2,559
PVC exterior trim Azek, 1 x 8" cornerboards	778	LF	8.61	6,702
PVC exterior trim Azek, 1 x 4" door and windows	1760	LF	7.99	14,058

06 65 00	Plastic Trim			23,319
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07 Thermal and Moisture Protection

07 Thermal and Moisture Protection

Description	Quantity	Unit	Unit Cost	Extended Cost
07 21 16 Blanket Insulation				
Sound attenuation, blanket 4"	4510	SF	1.84	8,303
07 21 16 Blanket Insulation				8,303
07 27 00 Air Barriers				
Air barrier, peel & stick w.p. membrane f/window replacement	2500	SF	6.16	15,399
07 27 00 Air Barriers				15,399
07 31 13 Asphalt Shingles				
Shingles, asphalt, prem c, 300-385 50 year ok	2	SQ	553.24	1,106
07 31 13 Asphalt Shingles				1,106
07 40 00 Roofing and Siding Panels				
Staging, 2 use per month	4602	SF	1.74	7,995
Vinyl siding, Everlast	4602	SF	25.59	117,746
07 40 00 Roofing and Siding Panels				125,741
07 60 00 Flashing and Sheet Metal				
Flashing, sheet metal	3200	SF	5.83	18,667
Gutters, alum. 5", box .027	205	LF	7.04	1,443
Downspouts, alum enam, .024" 3"x4	193	LF	7.04	1,359
07 60 00 Flashing and Sheet Metal				21,468
07 90 00 Joint Protection				
Caulking, backer rod polyethylene 1/2	1000	LF	2.88	2,883
Caulking, butyl 1/2"x1/2" 77lf/gallon	1000	LF	9.28	9,280
07 90 00 Joint Protection				12,164

08 Openings

08 05 05 Selective Demolition for Openings				
Demo wood doors, remove	54	EA	267.89	14,466

08 Openings

Description	Quantity	Unit	Unit Cost	Extended Cost
Demo window, remove	76	EA	133.95	10,180
08 05 05	Selective Demolition for Openings			24,646

08 10 00 Doors and Frames

Wood door, sc	69	EA	279.63	19,294
Exterior Fiberglass door & frame single	3	EA	1319.05	3,957
Exterior Fiberglass door & frame double	1	EA	1924.05	1,924
08 10 00	Doors and Frames			25,176

08 11 00 Metal Doors and Frames

H.m. frames single	61	EA	322.35	19,663
H.m. frames double	8	EA	366.35	2,931
08 11 00	Metal Doors and Frames			22,594

08 53 13 Vinyl Windows

Windows Harvey vinyl clad, replacemt 3'-0"x 2'-8" Awning (8 sf)	20	EA	1278.30	25,566
Windows, Harvey vinyl clad, replacemt 5'-9"x 2'-10" Cottage sash (16.26 sf)	11	EA	2387.15	26,259
Windows, Harvey vinyl clad, replacemt 4'-5"x 2'-10" DH (12.5 sf)	13	EA	1972.45	25,642
Windows, Harvey vinyl clad, replacemt 4'-5"x 3'-2" DH (14 sf)	12	EA	2137.45	25,649
Windows, Harvey vinyl clad, replacemt 4'-1"x 2'-10"x" DH (11.5 sf)	20	EA	1862.45	37,249
Vinyl louver	4	EA	209.97	840
08 53 13	Vinyl Windows			141,205

08 70 00 Hardware

Finish hardware, interior	69	SET	229.95	15,867
Finish hardware, exterior	5	SET	379.95	1,900
08 70 00	Hardware			17,766

09 Finishes**09 20 00 Plaster and Gypsum Board**

09 Finishes

Description	Quantity	Unit	Unit Cost	Extended Cost
Drywall, gypsum, 1/2" on ceiling patching 50%	4400	SF	2.23	9,805
Drywall, fire res, 5/8" walls t&f	1000	SF	3.09	3,091
Drywall, fire res, 5/8" on ceiling t&f 1st & 2nd	1000	SF	3.55	3,548

09 20 00 Plaster and Gypsum Board 16,443

09 21 16 Gypsum Board Assemblies

Part.gwb, hi-impact 5/8", w/m.stud.sgl w2 face bsmt	630	SF	11.16	7,028
Part.gwb, hi-impact 5/8", w/m.stud.sgl w2 face 1st flr	3190	SF	11.16	35,585
Part.gwb, hi-impact 5/8", w/m.stud.sgl w2 face 2nd flr	1690	SF	11.16	18,852

09 21 16 Gypsum Board Assemblies 61,465

09 21 16.23 Gypsum Board Shaft Wall Assemblies

Shaft wall, 2hr double layer 5/8" d.w.	1024	SF	14.14	14,474
Staging, 2 use per month	1024	SF	1.74	1,779

09 21 16.23 Gypsum Board Shaft Wall Assemblies 16,253

09 60 00 Flooring

Stair landings, rubber 1/8" thick	180	SF	11.49	2,068
Stair risers, rubber 7" high 1/8	411	LF	8.18	3,364
Stair treads, rubber 12" wide 1/4	411	LF	17.67	7,262

09 60 00 Flooring 12,693

09 65 00 Resilient Flooring

Resilient, vinyl plank	8818	SF	7.32	64,524
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09 65 00 Resilient Flooring 64,524

09 65 13 Resilient Base and Accessories

Floor vinyl, cove base, 4	3000	LF	4.69	14,072
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09 65 13 Resilient Base and Accessories 14,072

09 90 00 Painting and Coating

Paint doors	70	EA	146.79	10,275
Paint, interior walls, spray partitions incl perm. Walls	12760	SF	1.85	23,657

09 Finishes

Description	Quantity	Unit	Unit Cost	Extended Cost
Paint, smooth, 2 coat, w/spray ceilings	8818	SF	1.29	11,340
Paint, exterior trim	1	TOTAL	10035.87	10,036
09 90 00 Painting and Coating				55,307

10 Specialties**10 14 00 Signage**

Signage interior 12 units & exterior	1	TOTAL	4800.00	4,800
10 14 00 Signage				4,800

10 28 00 Toilet, Bath, and Laundry Accessories

Bathroom accessories	1	EA	584.15	584
Bathroom accessories ada	4	EA	1388.30	5,553
10 28 00 Toilet, Bath, and Laundry Accessories				6,137

11 Equipment**11 30 13 Residential Appliances**

Dishwasher, 4 cycles	2	EA	2477.08	4,954
Washer,	4	EA	2697.08	10,788
Cooking range 36"	2	EA	1437.37	2,875
Refrigerator 30"	2	EA	3187.86	6,376
Freezer 30"	2	EA	3407.86	6,816
Undercounter Refrigerator 30"	2	EA	3187.86	6,376
Dryer,	4	EA	3027.08	12,108
11 30 13 Residential Appliances				50,293

12 Furnishings**12 48 43 Floor Mats**

Floor mats, reces. blk rubber 1/2	160	SF	27.77	4,443
12 48 43 Floor Mats				4,443

12 50 00 Furniture

12 Furnishings

Description	Quantity	Unit	Unit Cost	Extended Cost
Shades, roller type(69)with chain pulls	1859	SF	8.38	15,584

12 50 00 Furniture 15,584

14 Conveying Equipment**14 20 00 Elevators**

Elevators,	3	STOP	46609.16	139,827
Elevators, maint.agree 12 mo. pass	1	EA	3960.00	3,960

14 20 00 Elevators 143,787

21 Fire Suppression**21 11 00 Facility Fire-Suppression Water-Service**

Sprinklers 51 rooms incl closets	8818	SF	10.00	88,180
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21 11 00 Facility Fire-Suppression Water-Service Pipi 88,180

22 Plumbing**22 30 00 Plumbing Equipment**

Plumbing	8818	SF	12.00	105,816
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22 30 00 Plumbing Equipment 105,816

23 Heating, Ventilating, and Air Conditioning (HVAC)**23 50 00 Central Heating Equipment**

H V A C	8818	SF	20.00	176,360
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23 50 00 Central Heating Equipment 176,360

26 Electrical**26 00 00 Electrical**

26 Electrical

Description	Quantity	Unit	Unit Cost	Extended Cost
Electrical 12 units incl. bsmt. 8,818 sf, Reg 650 sf HC 740 sf	12	units	16000.00	192,000

26 00 00 Electrical 192,000

31 Earthwork**31 22 00 Grading**

Grading, fine, 3 passes, plus roll	866	SY	2.30	1,989
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31 22 00 Grading 1,989

32 Exterior Improvements**32 11 16 Subbase Courses**

Basecourse, bank run gravel, 12" deep	866	SY	6.85	5,930
Basecourse, bank run gravel, 6" deep side walk	129	SY	3.74	482

32 11 16 Subbase Courses 6,412

32 12 16 Asphalt Paving

Bitum., paving, wearing course 1.5	866	SY	11.75	10,173
Bitum., paving, binder course 1.5	866	SY	11.75	10,173

32 12 16 Asphalt Paving 20,345

32 16 00 Curbs, Gutters, Sidewalks, and Driveway

Sidewalk, concrete 4" thick	350	SF	7.64	2,674
Curbs, precast conc. straight 6"x18" around parking lot	450	LF	20.68	9,304

32 16 00 Curbs, Gutters, Sidewalks, and Driveways 11,979

32 17 23.13 Painted Pavement Markings

Paint, parking stall, white	11	STALL	8.53	94
Paint, parking stall, Handicap	2	STALL	13.28	27

32 17 23.13 Painted Pavement Markings 120

32 90 00 Planting

Landscaping, allowance	5000	LS	1.10	5,500
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32 Exterior Improvements

Description	Quantity	Unit	Unit Cost	Extended Cost
32 90 00	Planting			5,500
Sub Total			2,097,609	237.88 / SF
Overhead & Profit	15 %		314,641	
Bond	1 %		20,976	
Contingency	10 %		209,761	
Grand Total			2,642,987	299.73 / SF

Appendix B

Creative Environment Corp.

Mechanical, Electrical & Plumbing Assessment

WORCESTER HOUSING AUTHORITY-VACANT UNIT RENOVATIONS FOR COMMUNITY RESIDENCE 689-2

20240879

**129 BLACKSTONE RIVER ROAD
WORCESTER, MA 01607**

Facility Assessment/Schematic Narrative

Performed and Written by:
Creative Environment Corp.
Daniel J. Herzig, P.E.
10/2/2024



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I. PROJECT OVERVIEW

A. Introduction

This narrative outlines the existing conditions at the WHA facility and identifies the proposed new mechanical and electrical systems.

B. Site Assessment Notes

The scope of work is an existing, the renovation of a two-story congregate living complex approximately 16,000 sqft. Located at 129 Blackstone River Road Worcester, MA. The current facility consists of 6 bedrooms of congregate Living space on the first floor, office and administrative spaces in the basement and second floor. The DMH and WHA would like to renovate this property for an intensive Medical GLE and Respite GLE program. The goal of the project is to renovate this property to accommodate the DMH's program needs.

II. MECHANICAL

A. Existing Conditions Description

1. COOLING SYSTEMS: Building cooling for the second floor is done by (4) 2 ton split system fan coils. Condensing units are on grade on the sides of the building. The fan coils are located in the ceiling of the second floor with supply and return ductwork. Only the second floor is air conditioned. The refrigerant used in these systems is R-410A which will no longer be manufactured starting in 2025 and the systems should be replaced.



Figure 1 Air Conditioning Condensers

2. HEATING SYSTEMS: Two condensing boilers, not original to the 1983 construction, are located in the basement. Four zoned pumps circulate water through the building to baseboard radiation. The boilers are aged and one appears to be inoperable. The system relies on fossil fuels and should be replaced.



Figure 2-Condensing Boiler 1



Figure 3-Condensing Boiler 2



Figure 4-Typical Baseboard Radiation



Figure 5- Radiation in Toilet Room

3. **KITCHEN SYSTEM:** The commercial style kitchen hood is exhausted out of the sidewall using a sidewall fan.



Figure 6-Commercial Grease Hood



Figure 7-Grease Exhaust Fan

4. **TOILET EXHAUST:** Toilets are exhausted out of side wall louvers or roof caps using ceiling exhaust fans.

B. System Overview

Design Criteria

1. Building Systems will be designed following all applicable codes, Standards, and Authorities Having Jurisdiction, Underwriters Laboratories, and current engineering practices.
2. The HVAC systems shall be designed in compliance with the Massachusetts Building Code, Massachusetts Mechanical Code, and Massachusetts Energy Conservation Code.

3. Outdoor Design Conditions
 - a. Summer – 90 °F db, 73 °F wb
 - b. Winter – 10 °F db
4. Indoor Design Conditions
 - a. Summer - 75 °F
 - b. Winter - 70 °F
 - c. Exceptions
 - i. Elec / Mech rooms - 90 °F (ventilation only)
 - ii. Data / Telecom rooms - 80 °F (cooling only)
 - iii. Elevator Machine rooms - 85 °F (cooling only)
 - d. Humidity Control
 - i. All areas, unless otherwise noted - None
5. Ventilation
 - a. Outdoor air quantity is to be provided per Massachusetts Mechanical Code ventilation requirements per occupants and space area.

C. Heating and Air Conditioning System

Each unit shall be furnished with manufacturer control devices capable of 24-hour, 7-day programming, setback, and building management system connection.

Residential VRF Multi-Split System

Heating and cooling for the spaces will be provided by a variable-refrigerant flow (VRF) system. Air-cooled condensing units shall be located outdoors with associated indoor units within the space. The indoor units shall be a combination of ceiling-mount ductless and ducted units, not to exceed total tonnage provided via the outdoor condensing unit. The condensing units shall be a cold climate unit that provides 90% heating capacity to 5°F. See [Figure 8](#) below.

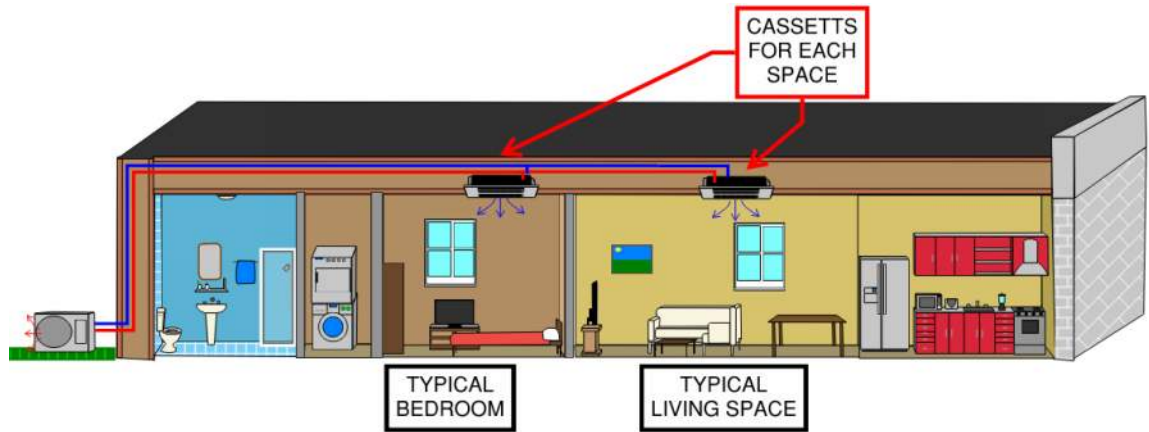


Figure 8: VRF Heat Pump System

D. Ventilation/Exhaust Requirement - Residential

Ventilation for the building will be provided via an energy recovery ventilator (ERV) as required per Section 401.1 of the 2015 International Mechanical Code. See Figure 9 below.

401.1 Scope This chapter shall govern the ventilation of spaces within a building intended to be occupied. Mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking appliances; hazardous exhaust systems; dust, stock and refuse conveyor systems; subslab soil exhaust systems; smoke control systems; energy recovery ventilation systems and other systems specified in Section 502 shall comply with Chapter 5.
401.2 Ventilation Required Every occupied space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Where the air infiltration rate in a dwelling unit is less than 5 air changes per hour when tested with a blower door at a pressure of 0.2-inch water column (50 Pa) in accordance with Section R402.4.1.2 of the <i>International Energy Conservation Code</i>, the dwelling unit shall be ventilated by mechanical means in accordance with Section 403. Ambulatory care facilities and Group I-2 occupancies shall be ventilated by mechanical means in accordance with Section 407.
401.3 When Required Ventilation shall be provided during the periods that the room or space is occupied.

Figure 9: MA Energy Code Section Requiring ERVs

An ERV takes the exhaust air from restrooms and runs it through a heat exchanger which transfers energy to fresh, outdoor air. The outdoor air is then supplied to the building. See Figure 10 for more information on this operation and see [Figure 11](#) for a sketch of how this system operates.

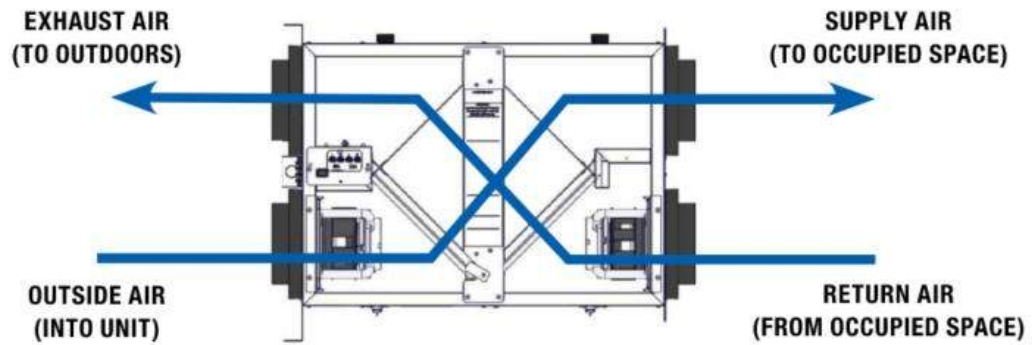


Figure 10: Residential ERV Operation



Figure 11: Energy Recovery Ventilator

The kitchen will have a commercial hood, exhaust system and make-up unit.

E. Unit HVAC Selections

Heating / Cooling Systems

Units shall be sized per load calculation and will roughly be the capacities as follows:

Basement Floor:	5 Tons Cooling	40 MBH Heating	3 Ducted Units
First Floor:	12.5 Tons Cooling	120 MBH Heating	3 Ducted, 11 Cassettes
Second Floor:	10 Tons Cooling	90 MBH Heating	1 Ducted, 10 Cassettes

Ventilation

Ventilation for residential units must be provided via an ERV. See the above section.

Exhaust Systems

General exhaust air for the building will be provided via ERVs. Kitchen exhaust will be a commercial grease exhaust/make-up system. Each system, first and second floors, will be roughly 2500 CFM.

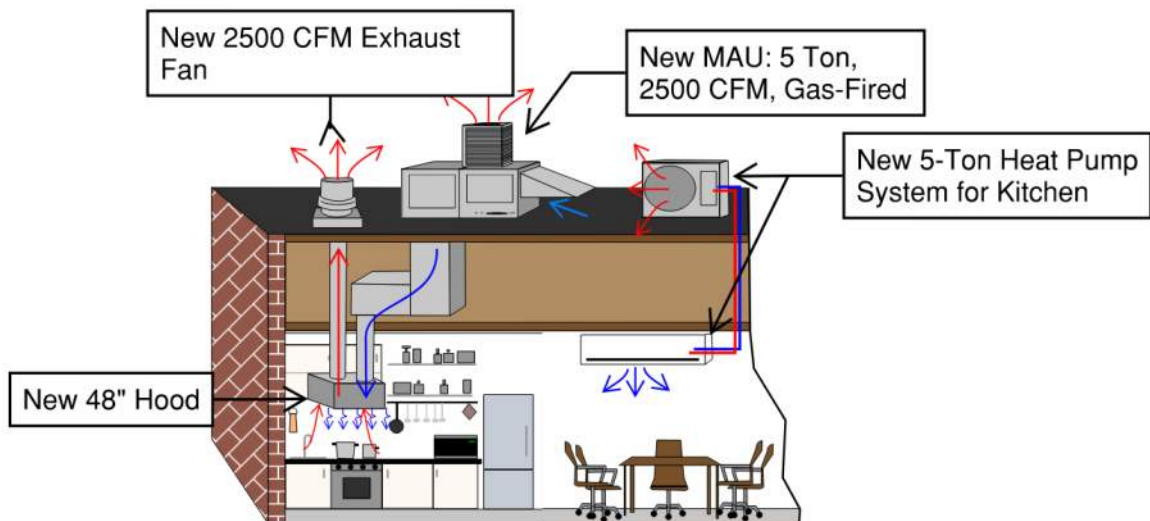


Figure 12-Grease Exhaust/Make-up System

HVAC Distribution

Ductwork shall be located in enclosed areas only, such as above the ceiling and mechanical rooms. Duct static pressure friction loss shall not exceed 0.1" per 100' unless otherwise noted. Air velocity shall be limited to 1,800 ft per min.

F. Miscellaneous Systems & Equipment

Stairwells & Vestibules

Stairwells shall be heated by wall-mounted electric heaters. Each electric heater is to be furnished with manufacturer-standalone controls and a thermostat.

Electrical / Mechanical Rooms

Electrical / Mechanical rooms shall be cooled by an exhaust fan, as required by equipment manufacturers. Each fan is to be furnished with manufacturer-standalone controls and a thermostat.

Data / Telecom Rooms

Electrical / Mechanical rooms shall be cooled by an air-source direct-expansion (DX) system, sized per room equipment requirements. The system shall be a cold climate unit that provides a cooling capacity of 5°F, and the outdoor condensing shall be located on the roof. The indoor units shall be wall-mounted or ceiling-mounted cassettes piped from the outdoor air-cooled condensing unit. Each indoor unit is to be furnished with manufacturer devices.

END OF MECHANICAL SECTION

III. ELECTRICAL

A. Design Criteria:

Building Systems shall meet the requirements of the National Electrical Code 2020 with Massachusetts Amendments. Specific industry guidelines and standards that shall be followed in concert with the National Electrical Code include, but are not limited to, the following:

1. American National Standards Institute (ANSI)
2. International Code Council (ICC)
3. National Electric Code (NEC)
4. National Electrical Manufacturers Association (NEMA)
5. Occupational Safety and Health Standards (OSHA)
6. National Fire Code (NFC)
7. National Fire Protection Association (NFPA)
8. Illuminating Engineering Society of North America (IESNA)
9. Building Industry Consulting Service International (BICSI)
10. Telecommunications Industry Association (TIA)
11. The electrical systems shall be designed in compliance with the 9th edition of the Massachusetts State Building Code, Massachusetts State Electric Code, and Massachusetts Energy Code.

B. Electrical Systems-Existing Conditions:

1. ELECTRICAL SERVICE: The existing electrical service is a 225 Ampere, 240/120 volt, 3 wire main panel in the basement electrical room with 42 spaces. It is fed from a pole on the street. The panel is original to the building. The service disconnect and meter are also in the basement electrical room.



Figure 13-Main Panel



Figure 14-Service Disconnect and Meter

2. **STANDBY POWER:** There is a manual transfer switch in the basement electrical room that accepts a connection to a temporary rental generator in case of a long term outage.



Figure 15-Manual Transfer Switch

3. LIGHTING: Lighting is primarily 4' fluorescent tube fixtures throughout.



Figure 16-Typical 4' Fluorescent Lighting

4. FIRE ALARM: The fire alarm system is an AES Intellinet system coupled to a 24 volt Simplex 4005 fire alarm system installed circa 1995. AES is a private wireless mesh radio technology system.



Figure 17-Main Fire Alarm Panel



Figure 18-Typical Fire Alarm Device

5. EXIT SIGNAGE: Primarily newer fluorescent exit signs.



Figure 19-Typical Exit Sign

6. EMERGENCY LIGHTING: A mix of original and newer wall mounted battery packs.



Figure 20-Older Emergency Light



Figure 21-Newer Emergency Light

C. Electrical Systems-New Work:

1. Electric Service:
 - a) Provide a new 400 ampere, 120/240V, 1 phase, 3 wire, 100% rated service fed from the pole on the street. New service shall be in the basement electrical room. Note that three phase power is not available in the street
2. Voltage Drop:
 - a) The maximum total voltage drop for a combination of both service, feeder and branch circuit shall not exceed five (5) percent per the NEC.
 - b) A maximum voltage drop of 0.25 percent for service feeders originating at the pole and ending at building main switchboard.
 - c) A maximum voltage drop of 1.75 percent for distribution feeders originating at the building main switchboard and ending at the branch circuit panelboards.
 - d) A maximum voltage drop of 3 percent for all branch circuits.

3. Feeders and Branch circuit types:

- a) All service and distribution feeders shall be Aluminum type unless otherwise noted.
- b) All branch circuit conductors shall be copper type, unless otherwise noted.

4. Grounding:

- a) All feeders and branch circuits will be provided with a green equipment ground conductor.
- b) An electrode grounding system comprising of driven ground rods, buried copper cable, connections to building steel (where applicable), water meter, and building concrete footing's reinforced steel rebar shall be provided. The maximum resistance to ground for the electrode grounding system shall be twenty-five (25) ohms.

5. Wiring Methods:

- a) Wiring methods for all feeders shall be EMT for interior locations not exposed to physical damage.
- b) Provide rigid steel conduits where exposed to physical damage and exterior locations.
- c) Feeders shall be metal clad (MC) type.

6. Power Devices:

- a) GFCI Protection:
 - (1) All GFCI receptacles shall be installed at a readily accessible location. If the receptacle is not readily accessible, then the circuit breaker serving the receptacle shall also have GFCI protection.
 - (2) Provide GFCI protection to all receptacles serving bathrooms, laundry rooms (including the dryer receptacle), janitor rooms, garages, wet and outdoor locations.
 - (3) Provide GFCI protection for all kitchen receptacles serving the countertops and within 6'-0" from top inside edge of all sink bowls, including the range and refrigerator receptacles.

- (4) Weatherproofed GFCI receptacles shall be provided at outdoor locations including at each outdoor HVAC equipment for servicing of the equipment.
- b) AFCI Protection:
 - (1) All circuit breakers supplying 120V, 15 and 20 ampere branch circuits shall have AFCI protection, except for bathrooms and outdoor receptacles.
- c) Tamper Resistant Receptacles:
 - (1) All receptacles shall be tamper resistant type.
- d) Provide convenience and cleaning receptacles in all public areas, lobby, corridors, mechanical rooms, electrical rooms, and the exterior of the building.
- e) Provide gasketed receptacles in areas under negative pressure.
- f) Provide with a minimum of two (2) dedicated 20 ampere 1 pole small appliance branch circuits for all kitchens.
- g) Provide two dedicated 20 ampere 1 pole circuits for each bathroom GFCI-protected receptacle.
- h) Provide a dedicated 20 ampere 1 pole circuit for each laundry room GFCI-protected receptacle. This receptacle shall serve the washing machine.
- i) Provide a dedicated 30 ampere 2 pole circuit for each laundry room GFCI-protected receptacle. This receptacle shall serve the dryer.
- j) Provide a dedicated 20 ampere 1 pole circuit for dishwasher GFCI-protected receptacles.
- k) Provide dedicated 120 volt, 20 ampere receptacle for each refrigerator. Receptacle shall be GFCI-protected if less than 6 feet from sink bowl.
- l) Provide dedicated 120 volt receptacle for each gas range. Receptacle shall be GFCI-protected if less than 6 feet from sink bowl.

m) Review mechanical sections for equipment requiring installation of electrical starters and power connections.

n) Branch circuit power shall be provided to support to all telecommunication and security system devices and equipment.

7. Lighting Systems:

a) Exterior Lighting

(1) Provide exterior wall mounted LED fixtures for general lighting and egress illumination.

b) Interior Lighting

(1) Provide a system of decorative, general, and task lighting to accommodate the proposed interior layouts for all common areas. (Refer to architectural drawings.)

(2) Interior lighting illumination levels will meet the IES recommended values for applicable activity type and shall follow the IESNA Lighting Handbook 10th edition recommendations based on area usage and occupancy.

(3) All interior lighting fixtures shall be provided with LED sources capable of 0-10V dimming and provided with occupancy sensors and switching.

(4) Lighting fixtures shall be energy star rated and in compliance with residential lighting fixture requirements.

c) Emergency Lighting & Exit Signs:

(1) Provide new interior, exterior, and emergency egress lighting as required to accommodate the proposed layouts.

(2) Provide a system of emergency lighting throughout all egress paths (corridors, lobbies, and stairwells). Provide emergency lighting in all utility rooms, restrooms, lobbies, electrical rooms, and near egress doors. Exterior emergency fixtures shall be provided at all exterior egress doors.

(3) Provide a system of exit signs throughout egress paths (corridors, lobbies, and stairwells) and above all egress doors as required by code.

(4) All emergency lighting shall provide a minimum of 1 foot-candle (10 foot-candles at stairs) of illumination through all egress paths as required by code.

d) Lighting Controls:

(1) Lighting in common areas such as corridors shall consist of occupancy sensors.

(2) Provide non-system connected manual controls for lighting in all bedrooms to consist of wall box dimmers and switches.

(3) Lighting in storage shall be via occupancy sensor. Regularly occupied spaces shall also be controlled via vacancy sensors. Corridor and common area lighting shall be programmed for ON/OFF operation with occupancy sensors to activate lighting during unoccupied periods. Exterior lighting shall be controlled by photocell ON and either timed schedule or photocell OFF dependent upon function and location.

8. Fire Alarm:

a) Provide a new addressable fire alarm system. System to include smoke detection, ADA compliant strobes, and other features as required by code/local AHJ to accommodate the proposed work.

b) Provide a fire alarm remote annunciator panel in the first-floor lobby of the building.

c) Fire alarm equipment shall be installed in the basement electric room. Provide an as-built cabinet for large drawings.

d) Smoke and heat detectors shall be addressable to provide means of alarm verification and define maintenance cycles.

e) Provide duct smoke detectors as required. Provide addressable control modules for interface with the HVAC equipment for automated shutdown.

f) Sprinkler tamper and flow devices shall be provided by the Fire Protection contractor for trouble and alarm indication and shall be wired into the fire alarm control panel via monitor modules. Tamper switch actuation shall initiate system supervisory alarms.

- g) Class A wiring shall be used for fire alarm initiation and notification circuits. Utilize type MC where concealed and EMT where exposed interior. MC shall be listed for fire alarm service and identified with continuous red markings. EMT shall be identified as fire alarm service by red spray-painted couplings and junction boxes covers.
- h) Fire alarm initiating devices shall be provided throughout all means of egress. Notification devices shall be provided throughout the scope of work in accordance with NFPA 72.
- i) Fire alarm:
 - (1) Provide interconnected local smoke and carbon monoxide detectors in hallways outside of bedrooms. New hard-wired devices shall be provided with battery backup. Interconnected detectors shall also have an integral LED strobe.
 - (2) Provide a ceiling mounted interconnected local smoke detector in all bedrooms installed within three feet of the bedroom door. Hard-wired devices shall be provided with battery backup. Interconnected detectors shall also have an integral LED strobe.
 - (3) Interconnect all hardwired initiating devices so that in an event of alarm, all devices within the apartment will sound and strobe at the same time.
 - (4) Provide a system connected mini low frequency horn/strobe notification device in ADA apartment bedrooms capable of producing a square wave low frequency alarm signal of 520Hz (+/- 10 % percent). Notification device shall be installed near bed headboard to produce a minimum sound level at the pillow per the requirements of NFPA section 29.3.8.1. The strobe shall be set to 177cd level.
 - (5) Provide a system connected mini horn strobe notification device in living room area.
 - (6) Provide a system connected mini strobe only notification device in bathrooms. Also provide an interconnected local LED strobe in bathrooms.
- j) Provide a new exterior weatherproof horn/strobe at the front entrance to the building.
- k) Provide new Knox box.

l) Provide new Gamewell masterbox.

9. Telecommunications:

a) Provide telecommunication conduits, back boxes, and grounding.

End of Electrical Section

IV. PLUMBING

A. System Overview

Design Criteria

- A. The Plumbing systems shall be designed in accordance with the latest State and Local Building Codes, which include the 248 CMR Massachusetts Plumbing Code.
- B. The Plumbing systems shall be designed in accordance with the Ninth Edition of The Massachusetts State Building Code 780, which abides by an amended 248 CMR Plumbing Code and 2018 Energy Conservation Code.

B. Plumbing Systems-Existing Conditions

- A. WATER SERVICE: The 1" service comes into the basement at one of the meeting rooms. The meter is located at the entrance.



Figure 22-Water Service

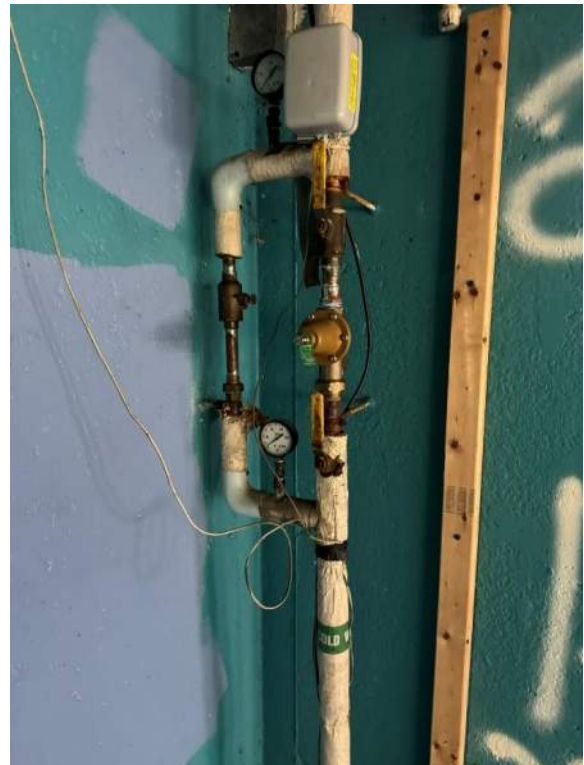


Figure 23-Pressure Reducing at the Service Entrance

- B. SANITARY SERVICE: The 4" cast iron waste line exits the building at the northwest side of the building. There is no grease trap on the kitchen waste devices.

- C. **NATURAL GAS SERVICE:** The 2" gas service enters the building in the basement near the water service. It currently serves the boilers for heating hot water, the domestic hot water heater and the gas stove in the kitchen. There are drops for 2 dryers in the basement laundry room that are capped and not used.

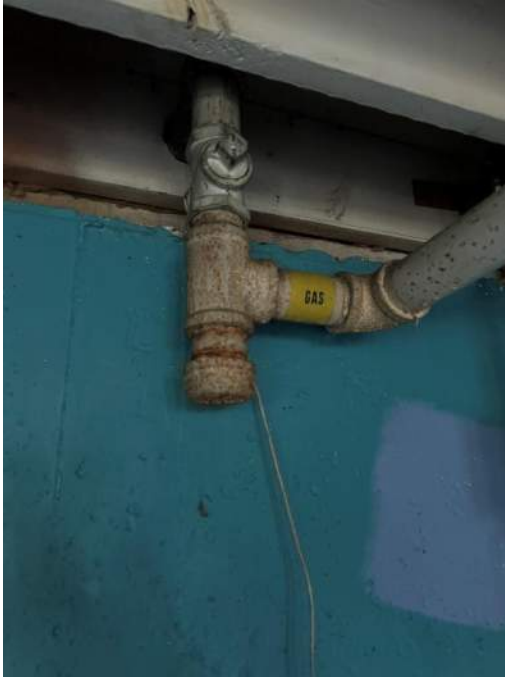


Figure 24-Gas Service Entrance



Figure 25-Natural Gas Meter

C. Plumbing Systems-New Work

Plumbing Fixtures:

Each kitchen and toilet/shower room will be equipped with the requisite plumbing fixtures per architectural programming. All fixtures will be on the Massachusetts plumbing board approved list. Pipe sizing calculations and equipment sizing will also be based under the assumption as previously stated.

Domestic Water System:

A new 2" water main is anticipated and will enter the building in the same location as the existing service. A new minimum 2" water meter and 2" RPZ backflow preventer will be required and equipped on the water main in the utility room. The building's water main will be routed horizontally throughout the basement with 1" risers to serve the floors above. All new domestic water piping shall be copper type "L." Press-connect fittings such as Viega's Pro-Press shall be used.

Hot Water System:

Option 1 – Hybrid/Heat Pump

Provide an electric/heat pump storage tank water heater to supply domestic hot water. The water heater will be installed in the basement boiler room. A recirculation pump will be installed on the hot water distribution system.

Option 2 - Electric

Provide a 16 kW, 120-gallon tank electric water heater. The water heater will be installed in the basement boiler room. A recirculation pump will be installed on the hot water distribution system.

Sanitary Drainage System:

The sanitary piping for this new construction will be routed to the new sewer lateral supplied by the civil engineer. A new 4" sanitary building drain is anticipated. All new below-grade sanitary drainage and vent piping shall be PVC. All new above – grade sanitary drainage and vent piping shall be PVC.

A separate 3" grease waste system connecting sinks and dishwashers in the kitchens. The system will exit the building separate and parallel to the sanitary system. The grease system will connect to a new dual grease trap which will be installed near the sanitary exit of the building with a manhole. It will connect to the sanitary system after the grease trap.

Natural Gas System:

The building will not utilize natural gas. The existing gas service will remain for kitchen use.

Storm Water System:

The storm water will be external to the building through gutters and downspouts.

END OF PLUMBING SECTION

V. FIRE PROTECTION

A. Overview

The existing building currently does not have sprinkler systems. The building is classified as a Small Residential Board and Care Facility (NFPA 101 Chapter 32), and, therefore, the facility requires sprinklers per NFPA 101, 32.2.3.5.1.

B. System Overview

Design Criteria

The Fire Protection systems shall be designed in accordance with the latest State and Local Codes, which includes: Massachusetts State Building code (Amended 2018 IBC), Massachusetts Fire Safety Code which include: Massachusetts Fire Code (Amended 2018 NFPA 1) & Massachusetts Life Safety Code (Amended 2018 NFPA 101), 2016 NFPA 13, Standard for the Installation of Sprinkler Systems, and 2016 NFPA 241, Standard for Safeguarding Construction, Alteration, and Demolition Operations.

C. Fire Protection System New Work

Occupancy Hazard

Light Hazard: Apartment Units, Closets, Bathrooms, Hallways, and Stairwells. Ordinary Group 1: Mechanical Rooms. The living spaces will be fit out for light hazard occupancy.

Piping materials

All exposed piping in the system, notably at the service entrance shall be schedule 10 steel pipes for sizes 2" in diameter or larger and schedule 40 steel pipes for sizes smaller than 2". Pipes up to 2" in diameter may utilize threaded fittings conforming to ASME B1.20.1. Larger pipes may utilize grooved fittings that conform with or are listed in compliance with standardized groove specifications. Per NFPA 13 2019, Table 7.3.1.1, CPVC is a listed and approved nonmetallic material. CPVC shall be used for all concealed pipes, such as risers and branch lines serving the units as an alternative option. CPVC pipe may only be used for wet-pipe systems and cannot be used for above ground outdoor applications.

Sprinkler Types/Equipment

Residential sidewall sprinklers or residential pendant sprinklers: all living area and hallways. Upright sprinklers: areas with no ceilings. It is assumed that the solid wood joist, within concealed floor/ceiling spaces, will be filled with noncombustible insulation and will not need sprinklers. Also, all uninsulated bar/wood joist channels smaller than 160 ft³ will not require sprinklers. The fire service will contain all appropriate components including a Double check valve backflow preventer, Alarm check valve, drain valve, and Fire department connection.

System Design/Requirements

The building will be protected throughout per NFPA 13 (2016) with a new automatic wet-pipe sprinkler system. A new 4" fire service is anticipated and will enter the building along a designated side of the building in the utility room on the basement level. Once inside the building the service main will rise in the nearest stairwell to serve the rest of the building. The fire service will contain all the appropriate components, valves, and alarm devices. See the options listed below for the different sprinkler system configurations.

Appendix C

Building Inspection Photos

View to Rear Courtyard**Rear Gable End****Rear Courtyard****Side Yard****Rear Courtyard****Condenser Units**

Sidyard Windows**Front Entry****Front Entry Windows****Front Yard****Front Entry****Side Gable**

Siding Damage**Maintenance Shed****Side Yard Condensers****Parking Lot****Basketball Court****Parking Lot**

Basement Stair A**Fire Alarm Annunciator****Basement Entry****Egress Door / HVAC****Basement Hall****Basement Hall**

Exterior Stair at Courtyard



Recreation Room



Recreation Room



Hot Water Tank



Recreation Room Wall Damage



Boilers



Insulated Plumbing Lines**Boiler Room Door****Pump Controls****Storage Room****Boiler Closeup****Storage Room Windows**

Storage Room**Electrical Gear****Egress at Exterior Basement Stair****Project Room****Electrical Closet****Project Room**

Project Room Shutoff Valves**Entry Siding Condition****First Floor Structure at Project Room****Entry Vestibule****Entry Glass Block Sidelite****Entry Vestibule**

Wall Damage at Entry



Reception Area Flooring



Glass Block View toward Exterior



Interior Windows View to Second Floor



Reception Area Windows



Fire Alarm Control Box



Reception Area**Family Area Windows****Family Area****View to Living Area****Family Area****Flooring at Living Area**

Living Area



Bathroom 106



Hallway 105



Bathroom 106



Hallway 105



Bathroom 106



Staff Room 107



Bedroom 109



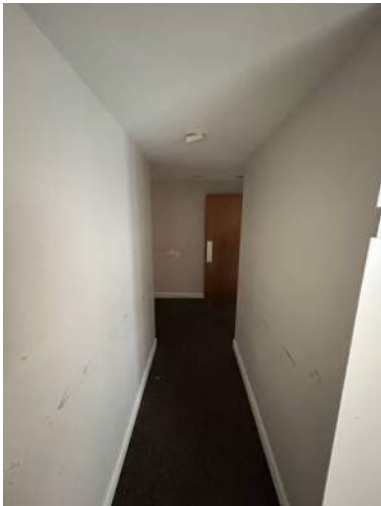
Staff Room 107



Bedroom 109



Hall 108



Bedroom 109 Closets



Bedroom 110**Bedroom 110 Wall Damage****Bedroom 110 Closets****Bedroom 111****Bedroom 110 Windows****Bedroom 111 Closets**

Dining Room**Dining Room Windows****Dining Room Windows****Kitchen Range****Dining Room****Kitchen Sink & Cabinetry**

Kitchen



Kitchen Sink & Passthrough



Kitchen Threshold



Laundry Room Sink



Kitchen Window



Laundry Room Cabinetry



Hall 117



Bedroom 118 Closets



Hall 117



Bedroom 119



Bedroom 118



Bedroom 119



Bedroom 119 Closets



Boys Bathroom Vanity



Bedroom 120



Boys Bathroom



Bedroom 120 Closets



Boys Bathroom Toilet



Boys Bathroom



Boys Bathroom Shower



Boys Bathroom Toilet



Stair A



Boys Bathroom Shower



Stair A



Stair A



Second Floor Administration



Stair B



Administration Windows to First Floor



Second Floor Waiting



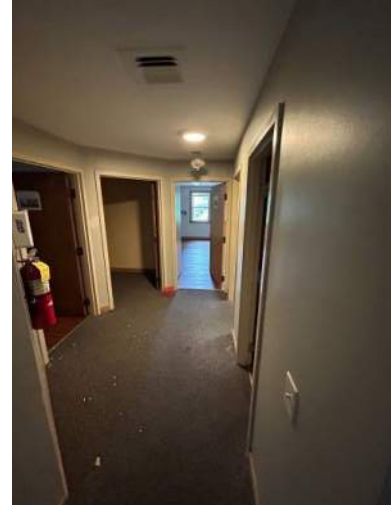
Administration



Administration View Toward Stair B



Administration View to Hallway



Administration



Hall 203



Administration



Hall 203



Hall 203



Director 204



Hall 203



Director 204



Hall 203



Director 204 Windows



Office 205



Hall 206



Office 205



Hall 206 Closet

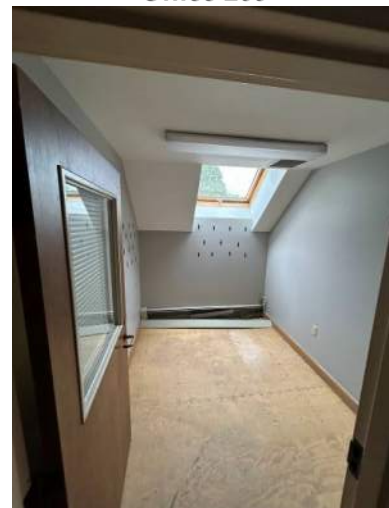


Office 205



Hall 206



Office 207**Office 208****Office 207****Office 208****Office 208****Office 209**

Office 209



Office 210



Office 210



Office 211



Office 210



Office 211



Storage 212 Load Center



Conference 212



Storage 212



Conference 212



Conference 213



Storage 214



Storage 214



Counseling 215



Counseling 215



Exam 216



Counseling 215



Exam 216



Exam 216



Stair A Second Floor Landing



Bath 217



Stair A Second Floor Landing



Appendix D

Architectural Schematic Design Drawings

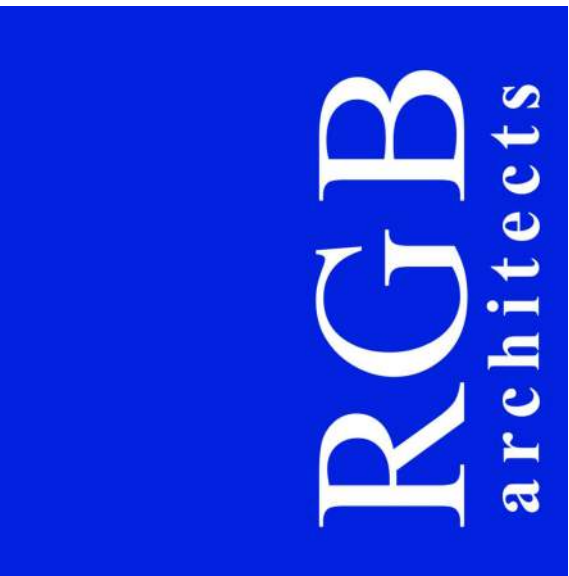
VACANT UNIT RENOVATIONS FOR COMMUNITY RESIDENCE 689-2



129 BLACKSTONE RIVER ROAD
WORCESTER, MA 01607

50 Holden Street · Providence, Rhode Island 02908
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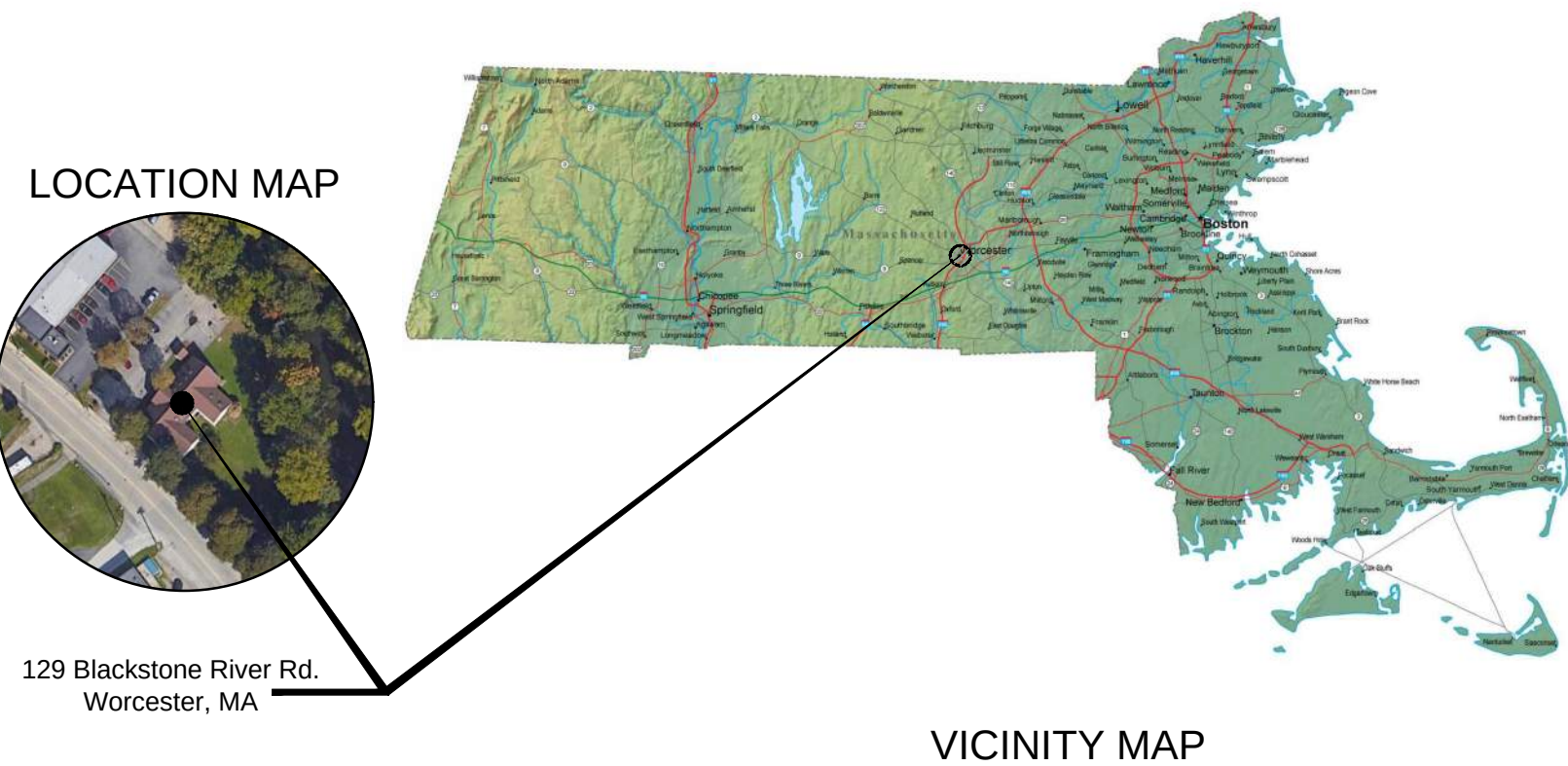
THE ROBINSON GREEN BERETTA CORPORATION
CONSULTANTS
CREATIVE ENVIRONMENT CORP.

ARCHITECTURE, ENGINEERING &
INTERIOR DESIGN

MEP ENGINEERING

LIST OF DRAWINGS

REVISION	DATE	SHEET #	SHEET NAME
		000	XXXX
<u>ARCHITECTURAL</u>			
		G000	COVER SHEET
		A100	EXISTING BASEMENT FLOOR PLAN
		A101	EXISTING FIRST FLOOR PLAN
		A102	EXISTING SECOND FLOOR PLAN
		A200	PROPOSED BASEMENT FLOOR PLAN
		A201	PROPOSED FIRST FLOOR PLAN
		A202	PROPOSED SECOND FLOOR PLAN



STATUS: SCHEMATIC DESIGN
DATE: ----

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Certification

Drawn by MRT
Checked by JRB

Revised on

50 Holden Street
Providence, Rhode Island 02908
Phone: (401) 272-1730
Fax: (401) 273-7156
E-mail: rgbinfo@rgb.net
www.rgb.net



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VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

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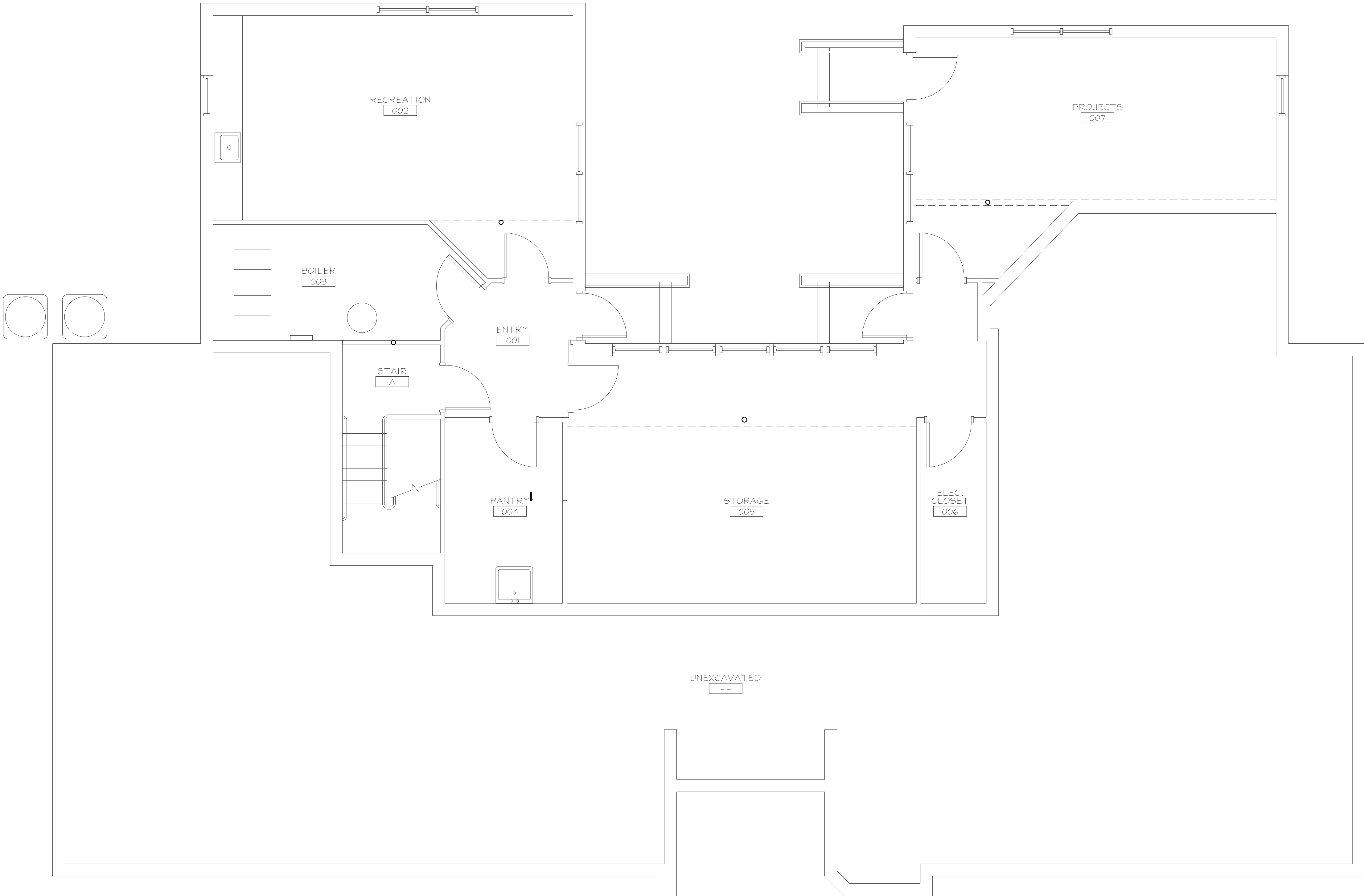
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FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A100

Sheet of



1
EX100

EXISTING BASEMENT FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



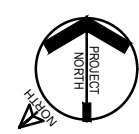
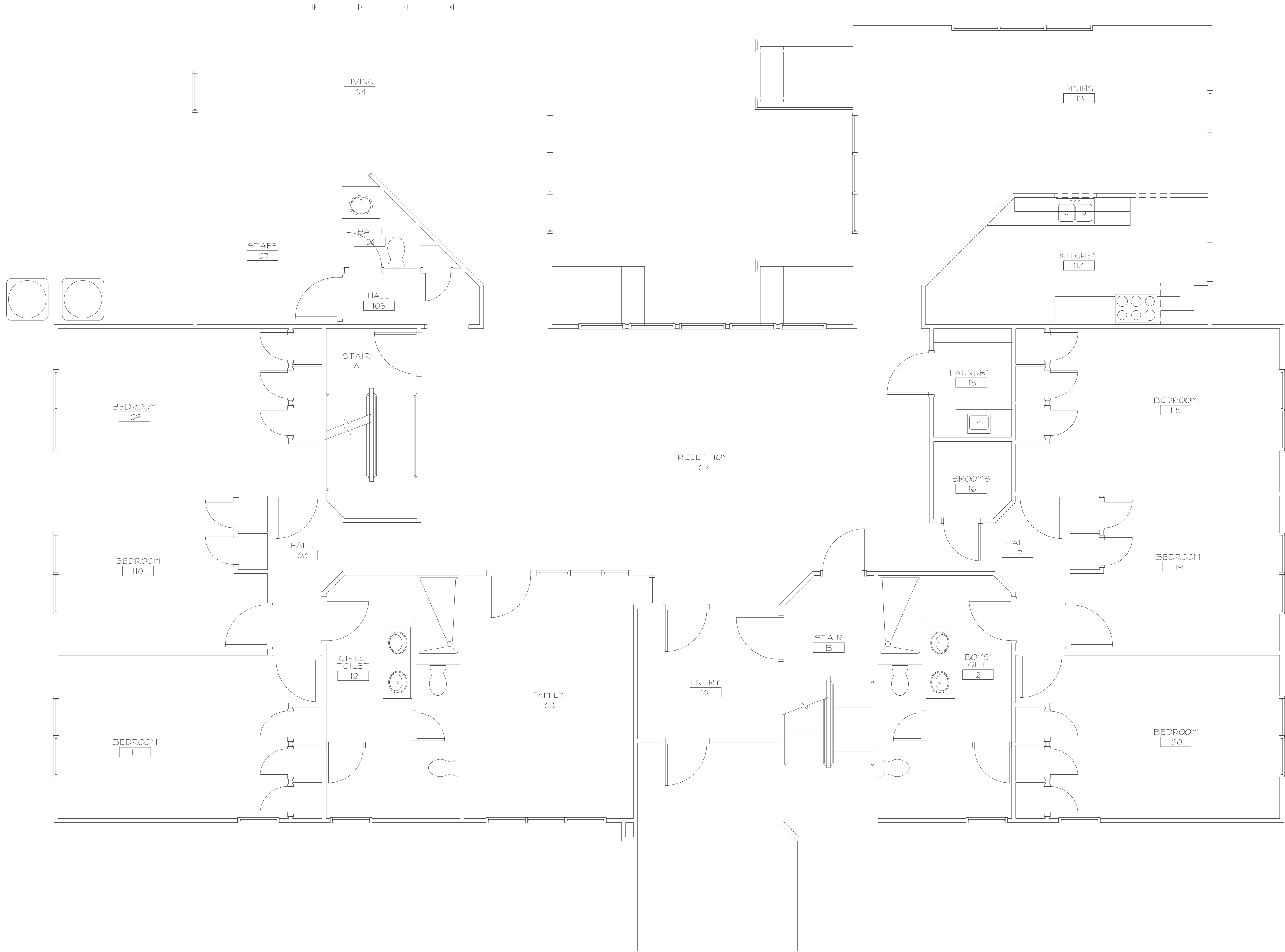
Millbury Street
WORCESTER, MA 01604

SCHEMATIC DESIGN

EXISTING FIRST
FLOOR PLAN

WHA 689-2 VACANT UNIT
RENO

A101



1
EX101

EXISTING FIRST FLOOR PLAN

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Drawing Status

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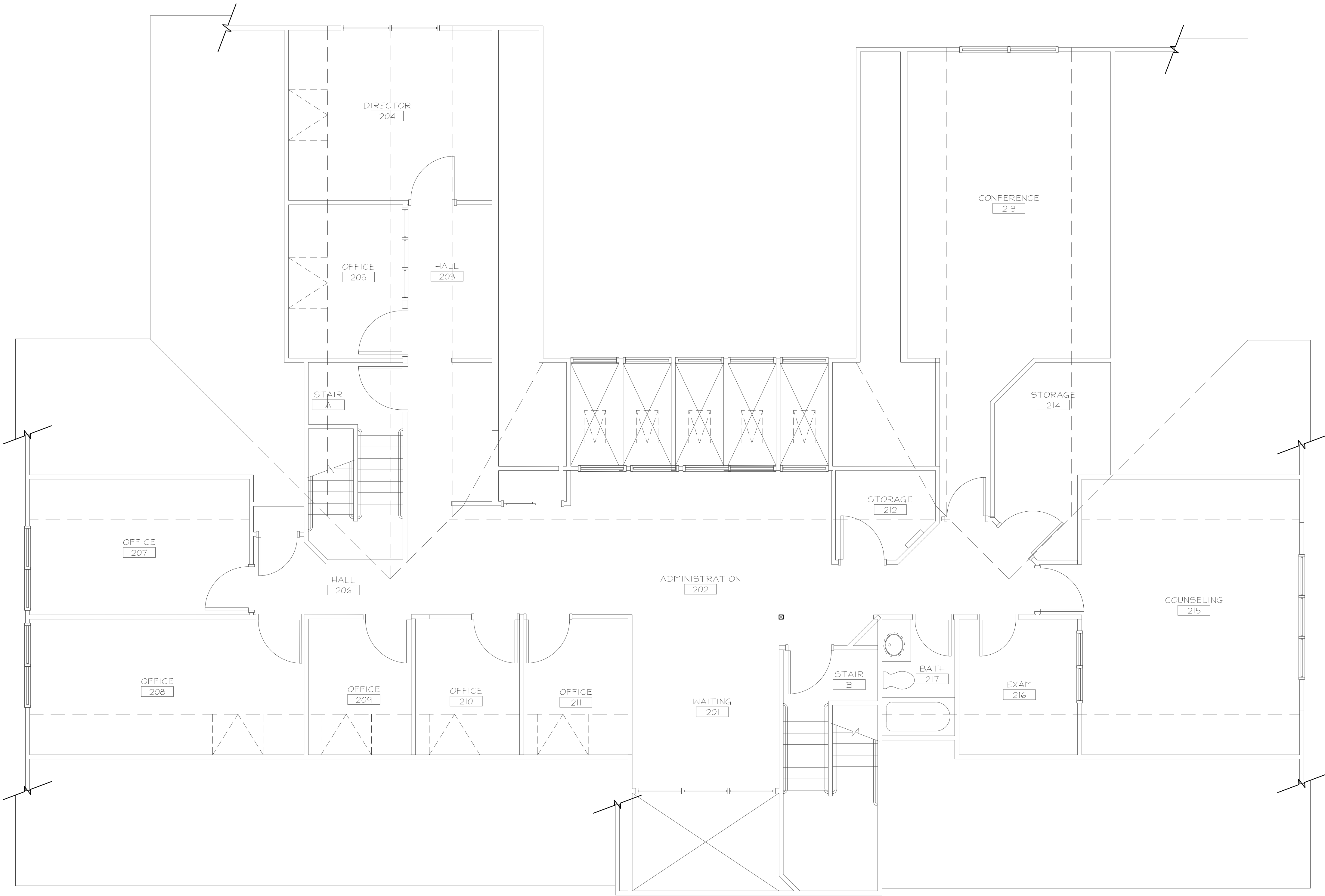
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FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A102

Sheet of



1
EX102

EXISTING SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

Drawing Status

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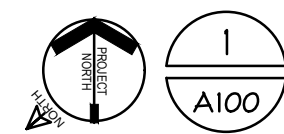
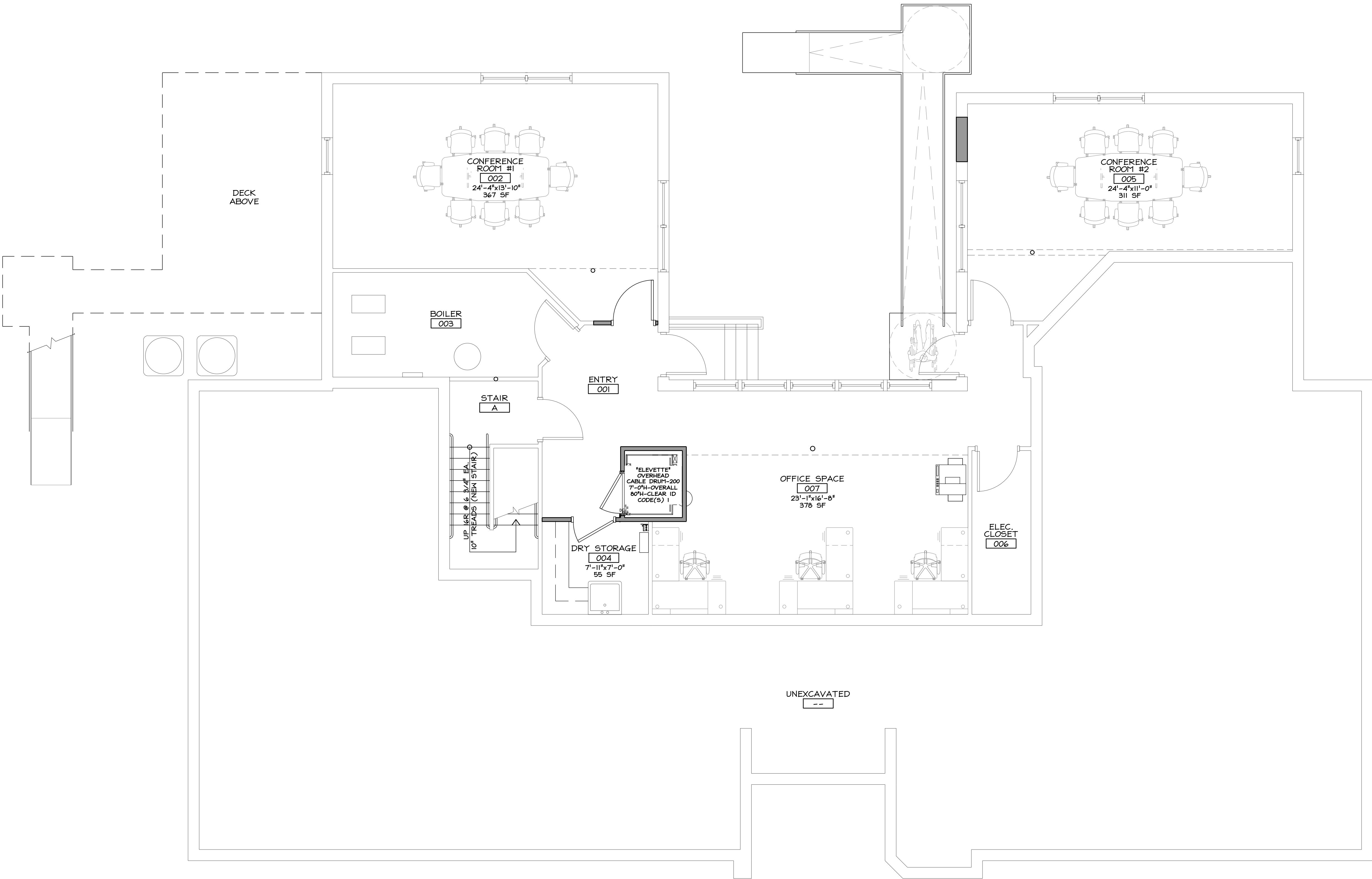
PROPOSED BASEMENT
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A200

Sheet of



PROPOSED BASEMENT FLOOR PLAN

Scale: 1/4" = 1'-0"

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COMMUNITY
RESIDENCE 689-2



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WORCESTER, MA 01604

Drawing Status

SCHEMATIC DESIGN

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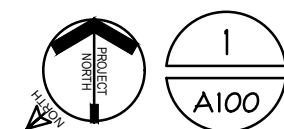
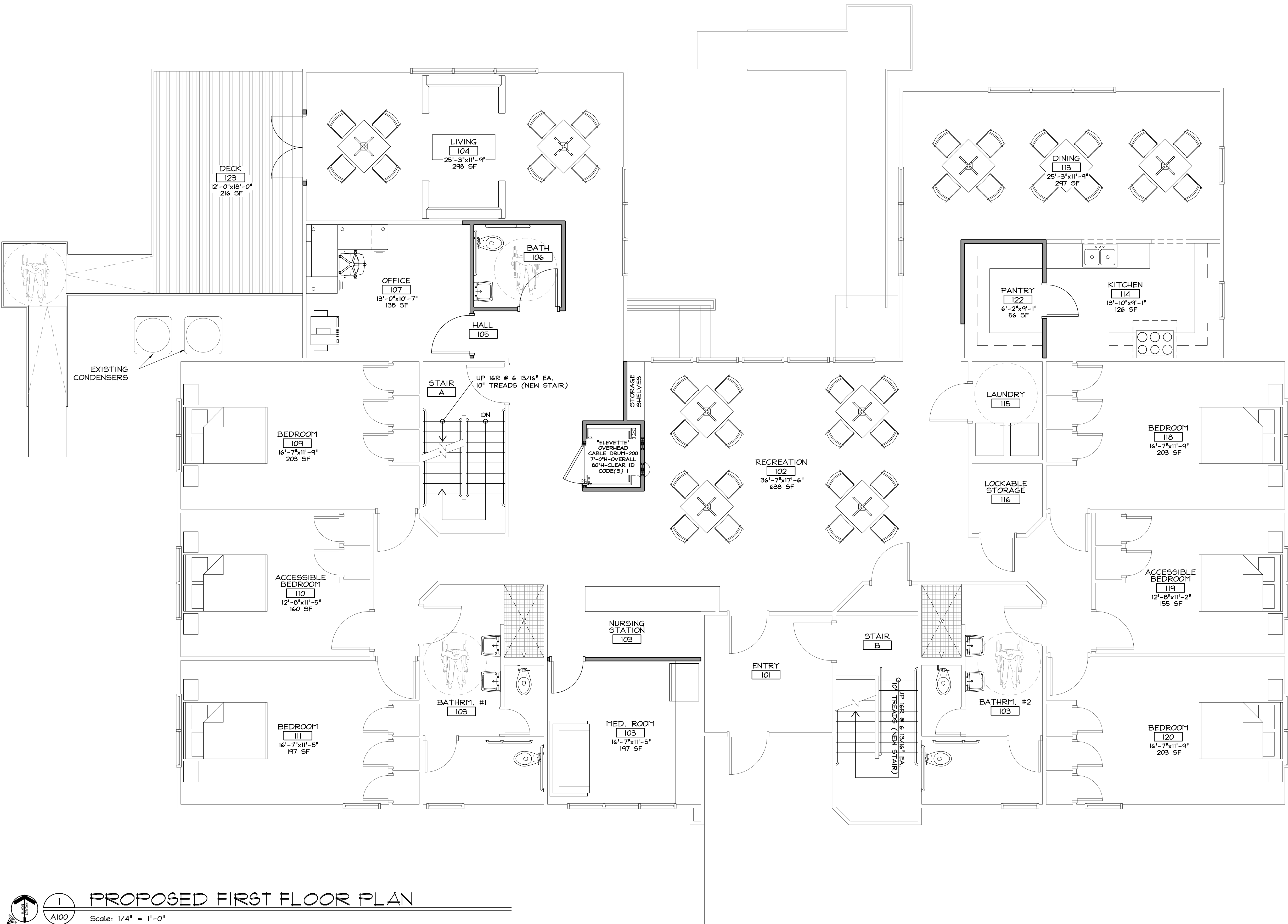
PROPOSED FIRST
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A201

Sheet of



PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

Drawing Status
SCHEMATIC DESIGN

Issued On ----

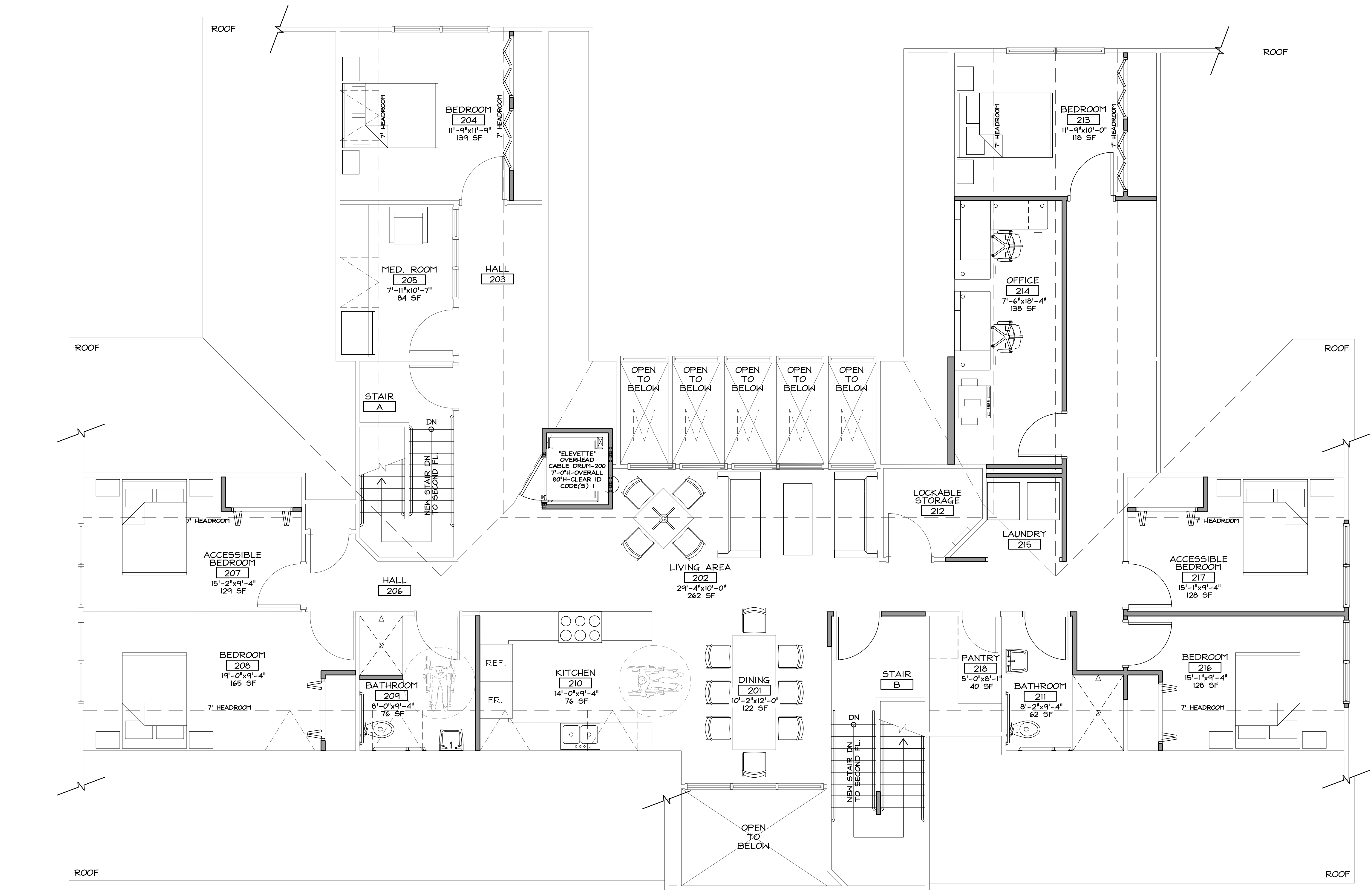
Sheet Contents
PROPOSED SECOND
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A202

Sheet of



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A100
PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

310 CMR 10.99

Form 5

Commonwealth
of Massachusetts

DEP File No.

349-399

(To be provided by DEP)

City/Town

Worcester

Applicant

Worcester Housing Authority

Wetlands Protection, Chapter 18 of the City of
Worcester Revised Ordinances of 1986Order of Conditions
Massachusetts Wetlands Protection Act
G.L. c. 131, §40From Worcester Conservation CommissionTo Worcester Housing Authority Same

(Name of Applicant)

(Name of property owner)

Attn: Ruth Rumford

Address 81 Tacoma Street Address _____

Worcester, MA 01605

This Order is issued and delivered as follows:

☐ by hand delivery to applicant or representative on _____ (date)☒ by certified mail, return receipt requested on November 13, 1991 (date)This project is located at 979 Millbury StreetThe property is recorded at the Registry of DeedsBook 7602 Page 243

Certificate (if registered) _____

The Notice of Intent for this project was filed on October 2, 1991 (date)

The public hearing was closed on _____ (date)

Findings

The Worcester Conservation Commission has reviewed the above-referenced Notice of
Intent and plans and has held a public hearing on the project. Based on the information available to the
Worc. Conservation Comm. at this time, the Worc. Cons. Comm. has determined thatthe area on which the proposed work is to be done is significant to the following interests in accordance with
the Presumptions of Significance set forth in the regulations for each Area Subject to Protection Under the
Act (check as appropriate).☐ Public water supply☒ Flood control☐ Land containing shellfish☐ Private water supply☒ Storm damage prevention☐ Fisheries☒ Ground water supply☒ Prevention of pollution☐ Protection of wildlife habitat

\$250.00

\$137.50

Total Filing Fee Submitted

State Share

City/Town Share \$112.50

(1/2 fee in excess of \$25)

Total Refund Due \$ NoneCity/Town Portion \$ NoneState Portion \$ None

(1/2 total)

(1/2 total)

Effective 11/10/89

5-1

Dec 12 3 39 PM '91

Therefore, the Worcester Conservation Comm. hereby finds that the following conditions are necessary, in accordance with the Performance Standards set forth in the regulations, to protect those interests checked above. The Worcester Conservation Comm. orders that all work shall be performed in accordance with said conditions and with the Notice of Intent referenced above. To the extent that the following conditions modify or differ from the plans, specifications or other proposals submitted with the Notice of Intent, the conditions shall control.

General Conditions

1. Failure to comply with all conditions stated herein, and with all related statutes and other regulatory measures, shall be deemed cause to revoke or modify this Order.
2. This Order does not grant any property rights or any exclusive privileges; it does not authorize any injury to private property or invasion of private rights.
3. This Order does not relieve the permittee or any other person of the necessity of complying with all other applicable federal, state or local statutes, ordinances, by-laws or regulations.
4. The work authorized hereunder shall be completed within three years from the date of this Order unless either of the following apply:
 - (a) the work is a maintenance dredging project as provided for in the Act; or
 - (b) the time for completion has been extended to a specified date more than three years, but less than five years, from the date of issuance and both that date and the special circumstances warranting the extended time period are set forth in this Order.
5. This Order may be extended by the issuing authority for one or more periods of up to three years each upon application to the issuing authority at least 30 days prior to the expiration date of the Order.
6. Any fill used in connection with this project shall be clean fill, containing no trash, refuse, rubbish or debris, including but not limited to lumber, bricks, plaster, wire, lath, paper, cardboard, pipe, tires, ashes, refrigerators, motor vehicles or parts of any of the foregoing.
7. No work shall be undertaken until all administrative appeal periods from this Order have elapsed or, if such an appeal has been filed, until all proceedings before the Department have been completed.
8. No work shall be undertaken until the Final Order has been recorded in the Registry of Deeds or the Land Court for the district in which the land is located, within the chain of title of the affected property. In the case of recorded land, the Final Order shall also be noted in the Registry's Grantor Index under the name of the owner of the land upon which the proposed work is to be done. In the case of registered land, the Final Order shall also be noted on the Land Court Certificate of Title of the owner of the land upon which the proposed work is to be done. The recording information shall be submitted to the Worc. Cons. Comm. on the form at the end of this Order prior to commencement of the work.
9. A sign shall be displayed at the site not less than two square feet or more than three square feet in size bearing the words, "Massachusetts Department of Environmental Protection,
349-399
File Number _____"
10. Where the Department of Environmental Protection is requested to make a determination and to issue a Superseding Order, the Conservation Commission shall be a party to all agency proceedings and hearings before the Department.
11. Upon completion of the work described herein, the applicant shall forthwith request in writing that a Certificate of Compliance be issued stating that the work has been satisfactorily completed.
12. The work shall conform to the following plans and special conditions:

Title	Date	Signed & Stamped	On File With
Site Plan	10/19/90 Revisions: 9/12/91 11/4/91	Andrew Barry Liston	Worc. Cons. Comm.
Site Details	10/19/90 Revisions: 9/12/91 11/4/91	Andrew Barry Liston	Worc. Cons. Comm.

SPECIAL CONDITIONS (CONTINUED):

13. The presentation at the public hearing on October 29, 1991 and the continued public hearing on November 4, 1991 by James Tetreault and David Lombardi be accepted in accordance with the plans and specifications submitted with the applicant's Notice of Intent and of the plans referenced above (both plans received November 4, 1991).

14. The Order of Conditions does not relieve the applicant or any other person from complying with applicable approval procedures of the Planning Board, the Zoning Board of Appeals, the License Board, the Department of Public Works, the Department of Public Health, the Department of Code Inspection and any other applicable local, state and federal regulations.

15. The applicant must notify the Commission in writing of any changes in the plans or implementation of the proposed activity where mandated by any local, state or federal agencies having jurisdiction over the proposed activity. The Commission may modify, amend or rescind this Order of Conditions in a way consistent with M.G.L. chapter 131, section 40 and 310 CMR 10.00 if, in the opinion of the Commission, any changes in the plans or implementation of the proposed activity so require. If any provisions of any conditions, or application thereof is held to be invalid, such invalidity shall not affect any other provisions of this Order of Conditions. If the Commission deems that a proposed change is major or substantial, a new hearing may be required.

16. This Order does not grant any property rights or any exclusive privileges, it does not authorize any injury or absolve the petitioner of responsibilities to other property owners or any invasion of private rights, (including land to which water is directly or indirectly discharged).

17. If any plan, calculation, or other data presented to the Commission is in error or have omissions, and are deemed significant by the Commission or their agents, all work will stop at the discretion of the Commission, until the discrepancies have been rectified to the Commissions satisfaction.

18. The applicant shall indemnify and save harmless the Commonwealth, and the Worcester Conservation Commission against all suits, claims or liability of every name and nature arising at any time out of or in consequence of the acts of the Commission in the performance of the work covered by this permit and/or failure to comply with the terms and conditions of this permit whether by itself or its employees or subcontractors.

19. The Commission, its employees and its agents shall have right of entry to inspect for compliance with the terms of the Order of Conditions.

20. No work may begin until all appeal periods have elapsed from issuance of this Order or from a final Order by the Department of Environmental Protection.

21. If a change in ownership takes place while this Order is still in effect, it is the responsibility of the new owner to notify the Commission of this change and of the person responsible for compliance with the Order.

22. This Order of Conditions shall be part of any transfer of ownership of the property.

BEFORE THE START OF ANY ACTIVITY:

23. No work shall be undertaken until the Final Order and plans have been recorded in the Registry of Deeds, within the chain of title of the affected property. Prior to commencement of work, the recording information shall be submitted to the Commission on the form at the end of this Order and returned to the Commission. The final Order shall be recorded no sooner than twelve days after issuance by the Commission and no later than thirty days after issuance.

24. No clearing of vegetation, excavation, grading or other site preparation may begin within one hundred feet of a resource area until the Commission or one of its representatives inspect the erosion and sediment controls.

25. All erosion and sediment controls shall be securely established as shown on the approved plan so as to prevent any sediment from seeping under, through or over them before, during and after construction.

26. Applicant shall notify the Commission of name(s) and telephone number(s) of person or persons who will be responsible for onsite compliance with the conditions of this Order. The Commission shall be notified as to the means of contact of said individual or individuals on a 24 hour basis on all working and non-working days of the project. This responsible person or persons shall inspect and supervise controls for the project and shall make periodic inspections to assure continued effectiveness of said controls.

27. A sign shall be displayed at this site bearing the words, "Massachusetts Department of Environmental Protection, File Number 349-399". This sign shall not be nailed to any living tree.

BEFORE THE START OF ANY ACTIVITY (CONTINUED):

28. The applicant shall notify the Commission 48 hours prior to the start of construction.
29. The Conservation Commission shall be notified of and be invited to be a party to the pre-construction conference.
30. This Order of Conditions and all approved plans shall be included as part of the contract and subcontracts and shall be posted in a prominently displayed location in the supervisory office on site during all phases of construction.
31. Prior to the start of any activity, the applicant must submit a letter of approval from the Department of Public Works stating that the D.P.W. has received and approved the final hydraulic calculations for the project and its drainage areas. Approval from the Conservation Commission is granted subject to receipt of this letter.
32. Prior to, during, and after construction all wetland flags shall remain in place until removal of flags is approved by the Commission. It is the responsibility of the applicant to maintain these flags until such time as the Commission has issued a Certificate of Compliance.

DURING CONSTRUCTION:

33. All erosion and sediment controls shall be monitored, maintained, and adjusted throughout the duration of the project as required to prevent impact to wetlands. Any entrapped sediment or other material shall be removed to an area outside of the 100 foot buffer zone. Additional measures shall be provided as needed or as required by the Commission or its representative. These measures shall include but not be limited to dust control, sediment filters/barriers, sediment traps, supplemental topsoil, seed or plants, and 100% bio-degradable erosion control matting.
34. The line of sediment control barriers will act as the limit of work area. No activity shall take place on the river side of the erosion controls.
35. There shall be no flooding, ponding or flood related damage caused by the project or surface run off emanating from the project on lands of an abutter, nearby or downstream properties. The applicant shall make sufficient provision to control any unexpected drainage and erosion conditions that may arise during construction that may create damage to wetland areas, streams, brooks and abutting or downstream properties. Said control measures are to be implemented at once and the Conservation Commission so notified in writing.
36. If there is an interruption of more than 30 days between completion of grading and revegetation, the applicant shall sow all disturbed areas with annual rye grass to prevent erosion.
37. Final grades of vegetated areas shall not exceed a slope of 1 vertical to 2 1/2 horizontal (40%) and shall be stabilized to prevent erosion, particularly during the construction period.

DURING CONSTRUCTION:

38. During and after work on this project, there shall be no discharge or spillage of fuel, oil or other pollutants onto any part of the site. The applicant shall take all necessary precautions to prevent the release of pollutants by ignorance, accident or vandalism.

39. The paved roadways and parking lots shall be bermed and shall be installed with leaching catch basins as shown on the plan. Said basins shall be cleaned at least twice a year and as warranted during and after construction to keep them clean of sediment. Prior to the site being stabilized, catch basin filter traps (i.e. hay bales) shall be placed to prevent sediment from entering drainage structures.

40. Any stockpiling of loose materials shall be properly stabilized to prevent wind and water erosion and sedimentation. Preventive controls such as hay bales or erosion control matting shall be implemented to prevent such an occurrence.

41. In no case shall any soil or excavated material be stockpiled within 30 feet of any wetland, floodplain, or storm drain inlet.

AT COMPLETION OF PROJECT:

42. Proper landscaping of embankments and run off areas including but not limited to grass, vegetation, and shrubbery shall be established before the project is considered complete.

43. Hay bales and other erosion controls shall not be removed from the site until all disturbed surfaces have been stabilized with final vegetative cover and written certification has been received from the Worcester Conservation Commission or one of its representatives stating erosion controls may be removed.

44. Within thirty (30) days of completion of this project, the applicant shall request in writing, a Certificate of Compliance from the Commission.

45. A request for a Certificate of Compliance will be accompanied by certification from the project engineer stating that all work completed conforms to the plans as submitted. Certification must include a registered engineers stamp.

CONDITION TO CONTINUE IN PERPETUITY:

46. The use of sand and salt on paved surfaces shall be kept to an absolute minimum during the winter months.

Issued By Worcester Conservation Commission

Signature(s) _____
Patricia E. Austin _____
Norm Dwy _____
John J. D'Amico _____
Michael W. Maudsley _____
John J. D'Amico _____

This Order must be signed by a majority of the Conservation Commission.

On this 12th day of November, 1991, before me
 personally appeared Patricia Austin, to me known to be the
 person described in and who executed the foregoing instrument and acknowledged that he/she executed
 the same as his/her free act and deed.

David J. Rushford
 David J. Rushford
 Justice of the Peace
 December 7, 1995
 My commission expires

The applicant, the owner, any person aggrieved by this Order, any owner of land abutting the land upon which the proposed work is to be done or any ten residents of the city or town in which such land is located are hereby notified of their right to request the Department of Environmental Quality Engineering to issue a Superseding Order, providing the request is made by certified mail or hand delivery to the Department, with the appropriate filing fee and Fee Transmittal Form as provided in 310 CMR 10.03(7), within ten days from the date of issuance of this Order. A copy of the request shall at the same time be sent by certified mail or hand delivery to the Conservation Commission and the applicant.

For appeal of an Order of Conditions under the City of Worcester Local Wetlands Ordinance, refer to Section 8 of the Wetlands Protection Ordinance.

Detach on dotted line and submit to the Worcester Conservation Commission
 prior to commencement of work.
 To Worcester Conservation Commission Issuing Authority
 Please be advised that the Order of Conditions for the project at _____
 File Number _____ has been recorded at the Registry of Deeds and
 has been noted in the chain of title of the affected property in accordance with General Condition 8 on _____, 19____.
 If recorded land, the instrument number which identifies this transaction is _____
 If registered land, the document number which identifies this transaction is _____
 Signature _____ Applicant

5-4A

ATTEST: WORC., Anthony J. Viglicetti, Register

APPROVAL UNDER THE
SUBDIVISION CONTROL
LAW NOT REQUIRED
WORCESTER PLANNING BOARD

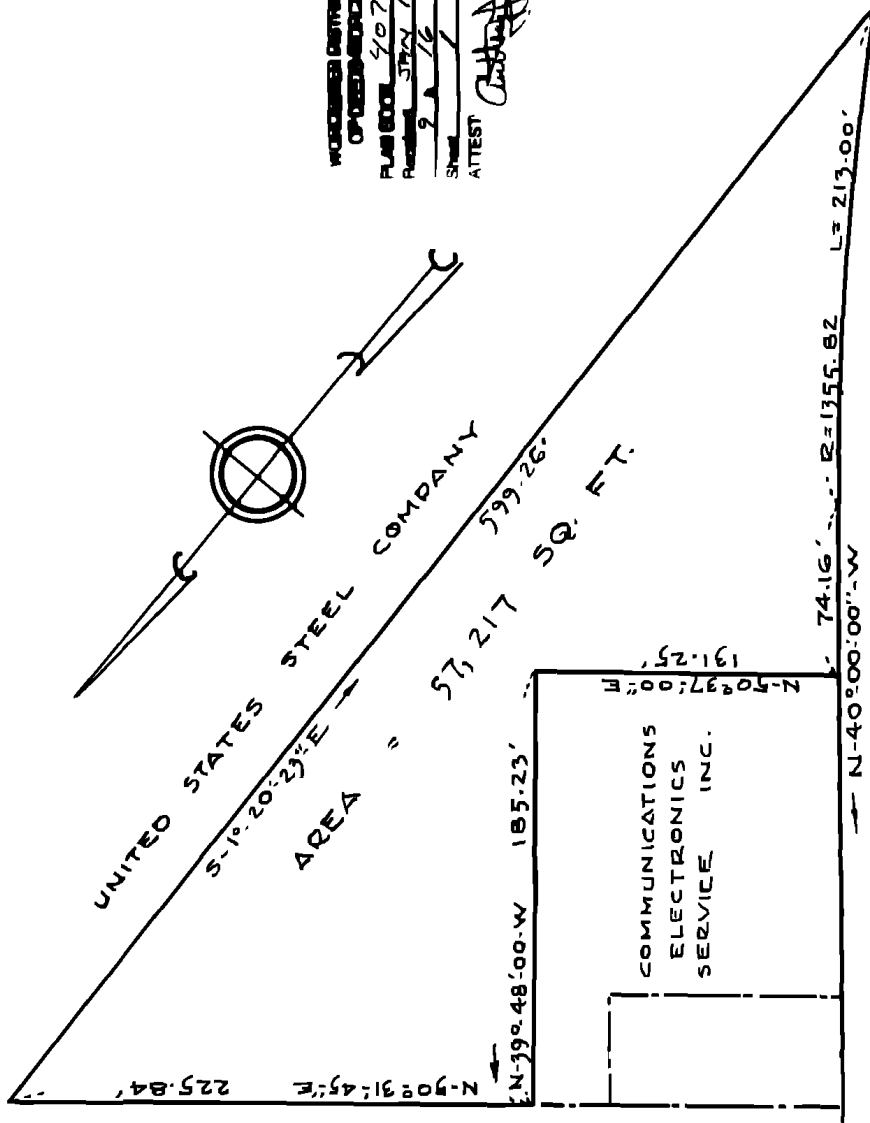
Alfred Anderson Jan. 14, 1975
Chairman DATE

WORCESTER DISTRICT REGISTRY
OF DEEDS AND CONVEYANCES
PLAT BOOK 407 PLAT 83
RECORDED JAN 16 1975
SHEET 1 OF 1
ATTEST *George C. Smith Jr.* Register



George C. Smith Jr.

PLAN OF LAND
IN WORCESTER MASS.
OWNED BY
LUMUSTA AUTO SERVICE
SCALE 1"=60' JAN. 1975



MILLBURY ST.

NORMAN R. & RICHARD J. MAROIS

BOOK 5631 PAGE 262

J. J. REALTY CO. INC.,

a corporation duly established under the laws of the Commonwealth of Massachusetts,
and having its usual place of business at Webster,
Worcester County, Massachusetts,

for consideration paid, and in full consideration of \$85,000.00,

grants to LA MUSTA'S AUTO SERVICE, INC. and COMMUNICATIONS ELECTRONICS
of SERVICE, INC., both being corporations duly established under the
laws of Massachusetts and having usual places of business in said
Worcester at 378 Belmont Street and 320 Shrewsbury Street
respectively, to hold as tenants in common with quitclaim covenants

the land in with the buildings thereon situated in Worcester in said
County, bounded and described as follows:

[Description and encumbrances, if any]

BEGINNING at the intersection of the northeasterly side of Millbury
Street with the southerly side of land now or formerly owned by R. L.
Damon;

THENCE North 50° 31' 45" East, a distance of 100.0 feet to a point at
the most easterly corner of land now or formerly owned by R. L. Damon;

THENCE North 40° 0' West, a distance of 46.03 feet to a point on line
of land now or formerly owned by E. M. Marois;

THENCE North 50° 31' 45" East, a distance of 257.74 feet to a point
on line of land now or formerly owned by United States Steel
Corporation;

THENCE South 1° 20' 23" East, a distance of 599.36 feet to a point on
the northeasterly side of Millbury Street;

THENCE by the northeasterly side of Millbury Street in a northwesterly
direction and by a curve to the left with radius of 1,355.82 feet, a
distance of 213.0 feet to a point of tangent;

THENCE North 40° 0' West, a distance of 124.66 feet to Valentine
monument No. 14;

THENCE continuing North 40° 0' West, a distance of 88.50 feet to the
place of beginning.

CONTAINING an area of 76,968 square feet more or less.

Said premises are conveyed subject to the following rights, easements,
reservations and conditions:

An existing easement for a water main passing under the southeasterly
portion of said property, said easement being bounded and described
as follows:

BEGINNING at a point on the northeasterly side of
Millbury Street and at the southerly corner of the
above-described parcel of land; thence by the northeasterly
side of Millbury Street in a northwesterly direction and by
a curve to the left with radius of 1355.82 feet, a distance
of 68.36 feet to a point; thence North 7° 39' 30" East, a
distance of 225.72 feet to a point on line of land now or
formerly owned by United States Steel Corporation; thence
South 1° 20' 23" East by land now or formerly of United States
Steel Corporation, a distance of 281.46 feet to the place of
beginning.

Easement to Massachusetts Electric Company dated August 29, 1963
and recorded in Volume 4403, Page 443 of the Registry of Deeds,
Worcester, Massachusetts.

BEING the same premises conveyed to the grantor by deed of United
States Steel Corporation dated December 8, 1965 and recorded in said
Deeds, Book 4629, Page 37.

In witness whereof, the said J.J. Realty Co. Inc.,

has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by James W. Shannon

its President hereto duly authorized, this 3rd

day of December, in the year one thousand nine hundred and seventy-four.

Signed and sealed in presence of

J. J. REALTY CO., INC.

DEC 3 1974
WORCESTER

049564

COMMONWEALTH OF MASSACHUSETTS
DEEDS EXCISE

DEC 3 1974
1980

DEC 3 1974

James W. Shannon
President

The Commonwealth of Massachusetts

Worcester

ss.

December 3, 1974

Then personally appeared the above named James W. Shannon

and acknowledged the foregoing instrument to be the free act and deed of the J.J. Realty Co. Inc.,

before me

Richard W. Dearborn
Notary Public—Justice of the Peace

Richard W. Dearborn

My commission expires July 3 1981

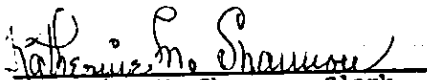
The undersigned, Clerk of J. J. Realty Co. Inc., certifies that at special meetings of the Board of Directors and of the Stockholders of the Corporation duly called and held on December 2, 1974, at which all the directors and all the stockholders were present, the following vote was unanimously adopted and is now in effect:

VOTED:

To sell all the real estate owned by the Corporation at 975 Millbury Street, Worcester, Massachusetts, to La Musta's Auto Service, Inc., 378 Belmont Street, Worcester, Massachusetts, and Communications Electronics Service, Inc., 320 Shrewsbury Street, Worcester, Massachusetts, for the consideration of \$85,000 and upon the terms as were outlined at the meetings and to authorize the President on behalf of the Corporation to sign a deed conveying the real estate and such other instruments as may be necessary or convenient to complete the sale, his signature on any such deed or other instrument to be conclusive evidence that it was authorized by this vote.

The undersigned further certifies that James W. Shannon is the duly elected President of the Corporation.

Signed and sealed on December 2, 1974.


Katherine M. Shannon, Clerk



Recorded DEC 3 1974 at 3 h. 34 m. P.M.

*See Plan
Book 274,
Plan 107*

that UNITED STATES STEEL CORPORATION, a New Jersey corporation (hereinafter called the Grantor), for consideration paid, grants to MASSACHUSETTS ELECTRIC COMPANY, a Massachusetts corporation (hereinafter called the Grantee), with Quitclaim Covenants, the perpetual right and easement to install, renew, maintain and operate, for the transmission of high and low voltage electric current and for telephone use, two (2) lines of cables installed in the Grantor's underground ductline across, through and under its land in Worcester, Worcester County, Massachusetts, as follows:

Commencing at Manhole N at the Grantor's No. 5 Substation, through two (2) ducts marked 28 and 51 and extending through Manholes M, L, K, J and H to Manhole G, all as shown on Plans 1 and 2 hereinafter referred to.

Also the perpetual right and easement to install, renew, maintain and operate, for the transmission of high and low voltage electric current and for telephone use, one (1) line of cables installed in the Grantor's underground ductline across, through and under its land, in said Worcester, as follows:

Commencing at Manhole G through one (1) duct marked 51 and extending through Manholes F and E to Manhole D, all as shown on said Plan 2; thence again commencing at said Manhole D through one (1) duct marked 27 and extending through Manhole C to Manhole B, all as shown on said Plan 2.

Also the perpetual right and easement to install, renew, maintain and operate, for the transmission of high and low voltage electric current and for telephone use, two (2) lines of cables installed in the Grantor's underground ductline across, through and under its land, in said Worcester, as follows:

Commencing at Manhole D, through two (2) ducts marked 27 and 51 and extending to the Grantor's No. 6 Substation, all as shown on said Plan 2.

Also the perpetual right and easement from time to time to enter upon said land and use the Grantor's manholes for the purpose of inspecting, maintaining, renewing, replacing and repairing the Grantee's lines of cables.

Also the perpetual right and easement to construct, reconstruct, repair, maintain and operate, for the transmission of high and low voltage electric current and for telephone use, an existing underground ductline, with cables installed therein, together with existing manholes, across, through and under the Grantor's land, in said Worcester, as follows:

1. Commencing at Manhole B and extending through Manhole A to Point X, all as shown on said Plan 2.
2. Commencing at Manhole G and extending to Manhole 3625 in Ballard Street, all as shown on said Plan 2.

Also the perpetual right and easement to construct, reconstruct, repair, maintain and operate, for the transmission of high and low voltage electric current and for telephone use, an underground ductline, with cables installed therein, together with a manhole, across, through and under the Grantor's land, in said Worcester, as follows:

Commencing at Point X and extending to an existing ductline in Ballard Street, all as shown on said Plan 2.

Also the perpetual right and easement from time to time to enter upon said land and excavate so much thereof as may be reasonable and proper in order to lay, maintain, renew, replace and otherwise change the Grantee's ductlines and manholes; together with the reasonable use of the land adjoining said ductlines and manholes for the purpose of excavation and repair and otherwise maintaining said ductlines and manholes.

Said ducts, ductline and manholes are located substantially as shown on the following plans which are to be recorded with Worcester District Deeds: Plan 1 entitled: "NEW ENGLAND POWER SERVICE COMPANY PART OF NEW ENGLAND ELECTRIC SYSTEM BOSTON, MASS. MASSACHUSETTS ELECTRIC

COMPANY PLAN SHOWING CABLE LOCATION IN DUCTLINE ON LAND OF
UNITED STATES STEEL CORPORATION AMERICAN STEEL & WIRE
DIVISION SHEET 1 OF 2 SHEETS SCALE 1"=100' DATE MAR. 28,
1963 T-3573" -- Plan 2 entitled: "NEW ENGLAND POWER SERVICE
COMPANY PART OF NEW ENGLAND ELECTRIC SYSTEM BOSTON, MASS.
MASSACHUSETTS ELECTRIC COMPANY PLAN SHOWING CABLE LOCATION IN
DUCTLINE ON LAND OF UNITED STATES STEEL CORPORATION AMERICAN
STEEL & WIRE DIVISION SHEET 2 OF 2 SHEETS SCALE 1"=100'
DATE MAR. 28, 1963 T-3574".

It is agreed that the Grantee's cables installed
in the ducts of the Grantor shall remain the property of the
Grantee, its successors and assigns who hereby assume all risk
of loss or damage to said cables, however caused, and that the
Grantee, its successors and assigns, shall pay all taxes
assessed thereon, and any increase in taxes of the Grantor
resulting from the presence of said cables.

It is also agreed that the ducts, with the cables
therein, extending from Manhole B through Point X to Ballard
Street and from Manhole G to Manhole 3125 and the manhole
shown as "A" and the proposed manhole between Point X and
Ballard Street shall remain the property of the Grantee,
its successors and assigns and that the Grantee, its
successors and assigns, shall pay all taxes assessed there-
on and any increase in taxes of the Grantor resulting from
the presence of said ducts, cables or manhole.

It is further agreed that all other ductlines and
manholes shall remain the property of the Grantor, its
successors and assigns and that the Grantor, its successors
and assigns, shall pay all taxes assessed thereon.

Grantee for itself, its successors and assigns
hereby covenants and agrees (1) that it shall, after the
doing of any work permitted herein to be done, restore
the land and property of the Grantor, its successors and
assigns, to the same or as good condition as prior to the
doing of said work; and (2) that the ducts, cables and
manholes installed hereunder, and the installation thereof,
shall be in accordance with all applicable laws, ordinances,
rules and regulations of the United States, State of
Massachusetts, City of Worcester and subdivisions thereof.

IN WITNESS WHEREOF, said UNITED STATES STEEL CORPORATION has caused its corporate seal to be hereto affixed and these presents to be signed this 29th day of August, 1963, in its name and behalf by

V. H. Leichter, President of American Steel and Wire Division, United States Steel Corporation and by

R. L. WATTS, Assistant Secretary, United States Steel Corporation, being thereunto duly authorized.

Attest:

R. L. Watts
Assistant Secretary
United States Steel
Corporation

UNITED STATES STEEL CORPORATION

By V. H. Leichter
President
American Steel and Wire Division

Attest:

Joseph S. Corbett
Secretary
Clerk

MASSACHUSETTS ELECTRIC COMPANY

By Robert F. Kaine
President

COUNTY OF CUYAHOGA)
STATE OF OHIO) SS.

August 29, 1963

Then personally appeared the above named V. H. Leichter and R. L. WATTS and acknowledged the foregoing instrument to be the free act and deed of UNITED STATES STEEL CORPORATION.

Before me,

THE CONSIDERATION PAID FOR THE
WITHIN DEED IS LESS THAN \$100.

Dorothy A. Servis
Notary Public

DOROTHY A. SERVIS, Notary Public
My Commission Expires Nov. 13, 1963

Recorded Sept. 17, 1963 at 9h. A. M.

■ END OF INSTRUMENT ■

I, Victor Karabash

See Book 4458
Page 434

of Webster,

Worcester County, Massachusetts,

being unmarried, for consideration paid, grant to Sophie M. Groth and Helen M. Konicki, to hold as joint tenants with the right of survivorship and not as tenants in common, both

of said Webster,

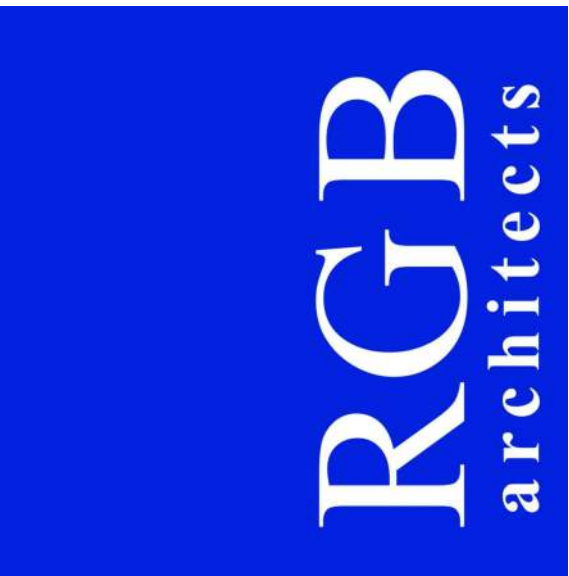
VACANT UNIT RENOVATIONS FOR COMMUNITY RESIDENCE 689-2



129 BLACKSTONE RIVER ROAD
WORCESTER, MA 01607

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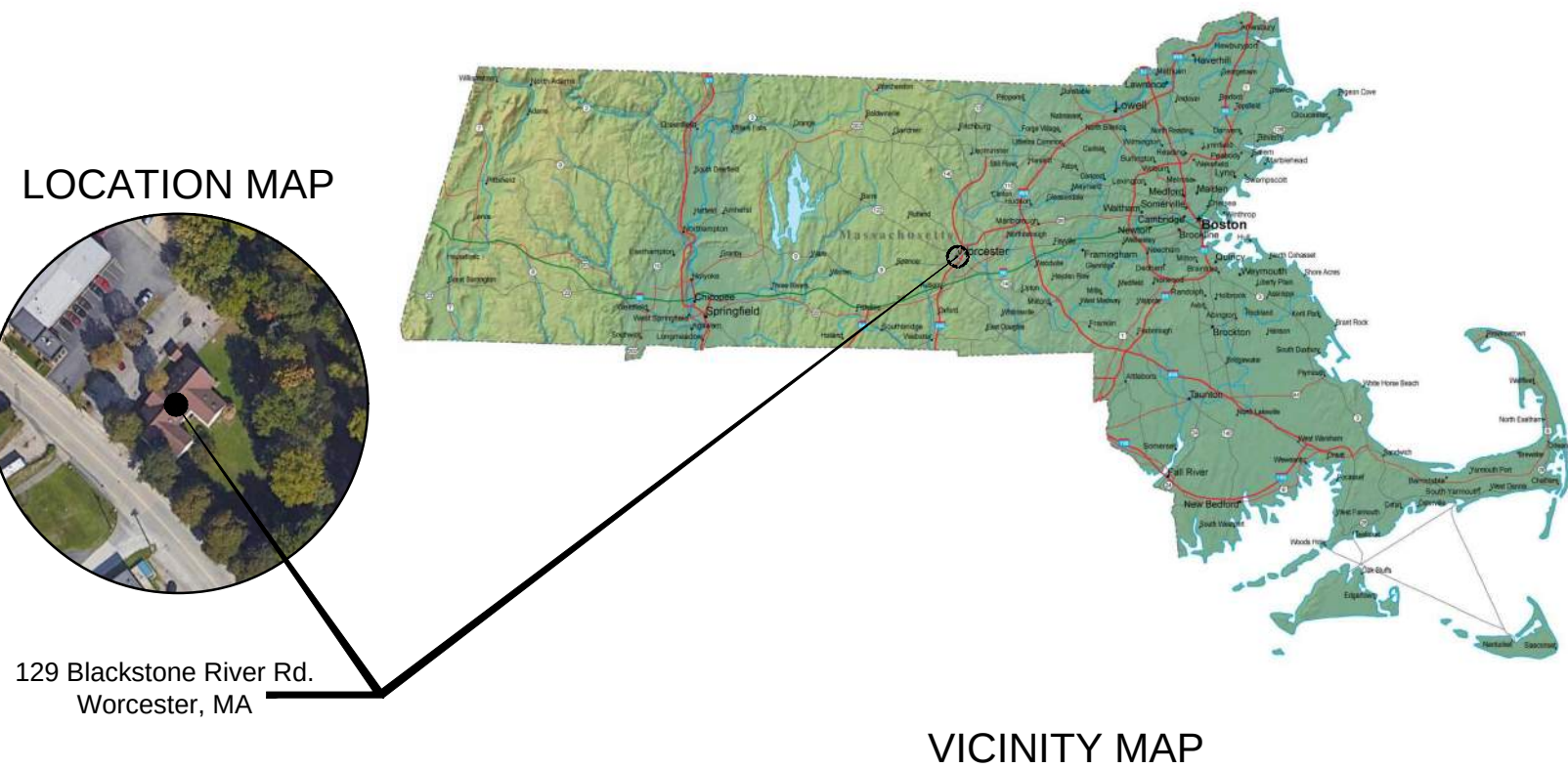


THE ROBINSON GREEN BERETTA CORPORATION
CONSULTANTS
CREATIVE ENVIRONMENT CORP.

ARCHITECTURE, ENGINEERING &
INTERIOR DESIGN
MEP ENGINEERING

LIST OF DRAWINGS

REVISION	DATE	SHEET #	SHEET NAME
		000	XXXX
<u>ARCHITECTURAL</u>			
		G000	COVER SHEET
		A100	EXISTING BASEMENT FLOOR PLAN
		A101	EXISTING FIRST FLOOR PLAN
		A102	EXISTING SECOND FLOOR PLAN
		A200	PROPOSED BASEMENT FLOOR PLAN
		A201	PROPOSED FIRST FLOOR PLAN
		A202	PROPOSED SECOND FLOOR PLAN



STATUS: SCHEMATIC DESIGN
DATE: ----

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Certification

Drawn by MRT
Checked by JRB

Revised on

50 Holden Street
Providence, Rhode Island 02908
Phone: (401) 272-1730
Fax: (401) 273-7156
E-mail: rgbinfo@rgb.net
www.rgb.net



Architecture · Project Management · Interior Design

Project

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

Drawing Status
SCHEMATIC DESIGN

Issued On ----

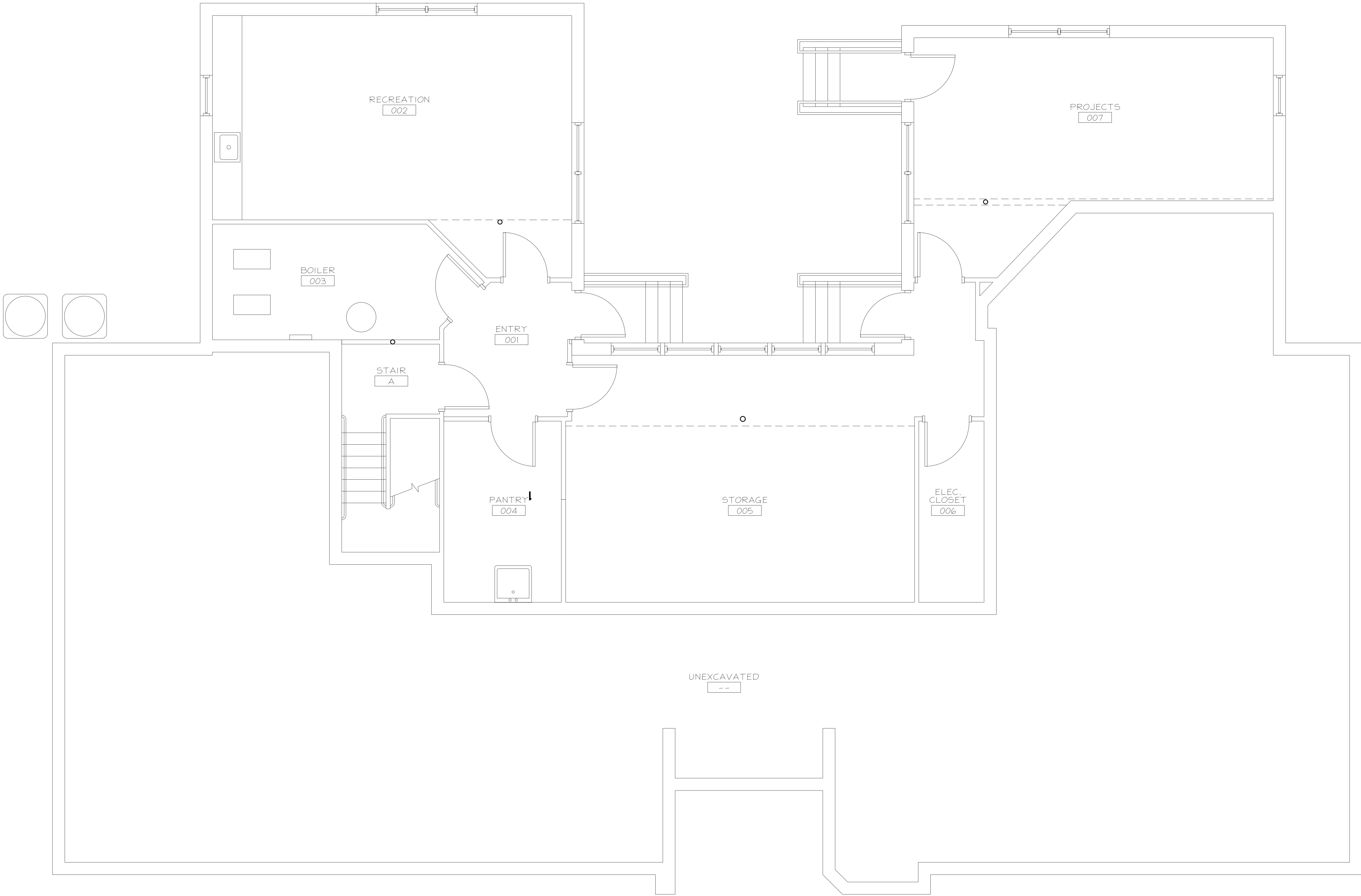
Sheet Contents
EXISTING BASEMENT
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A100

Sheet of



1
EX100

EXISTING BASEMENT FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

Drawing Status

SCHEMATIC DESIGN

Issued On ----

Sheet Contents

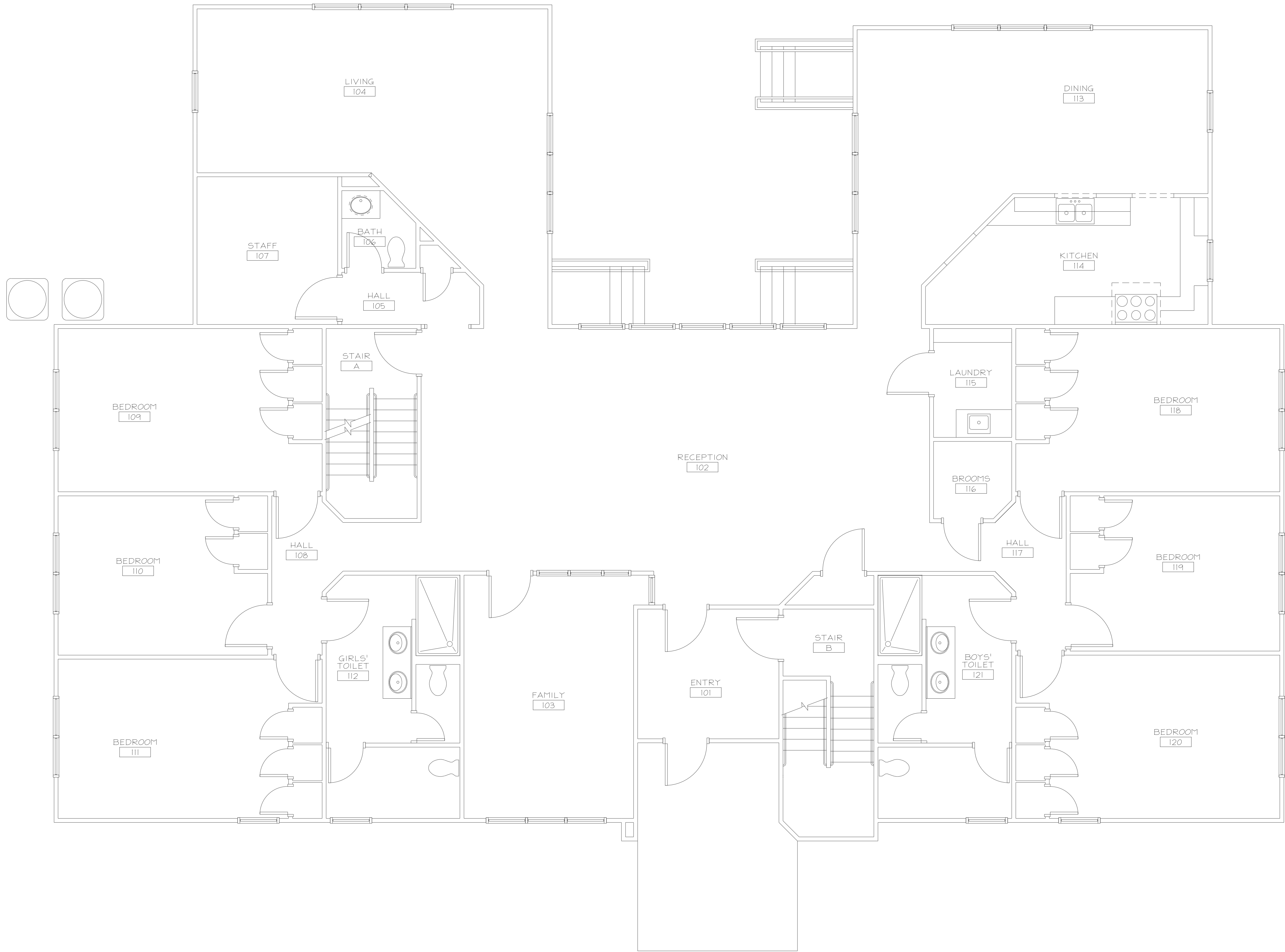
EXISTING FIRST
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A101

Sheet of



1
EX101

EXISTING FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

SCHEMATIC DESIGN

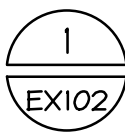
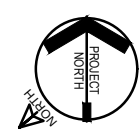
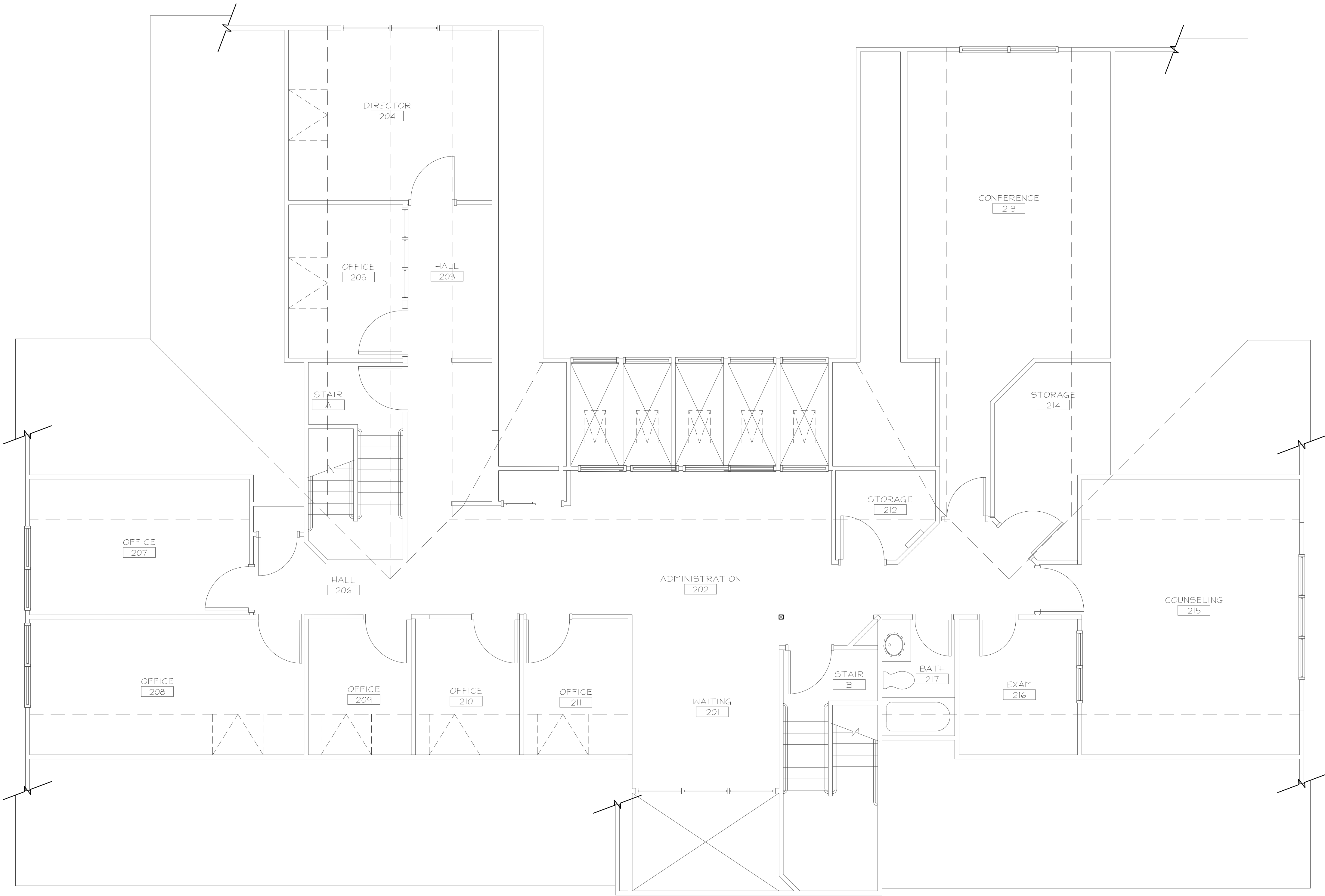
EXISTING SECOND
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A102

Sheet of



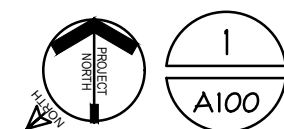
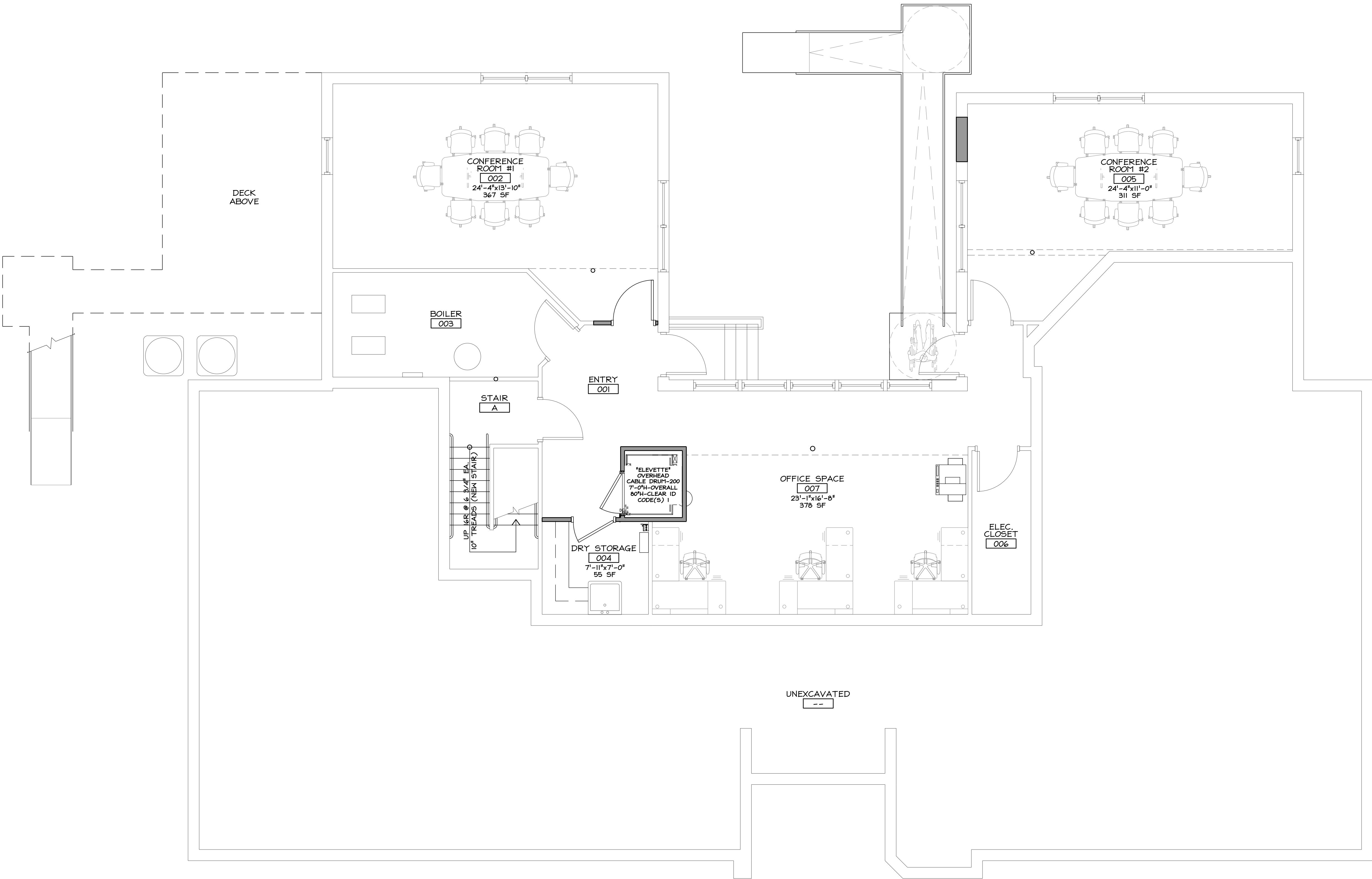
EXISTING SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604



PROPOSED BASEMENT FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

Drawing Status

SCHEMATIC DESIGN

Issued On ----

Sheet Contents

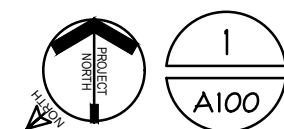
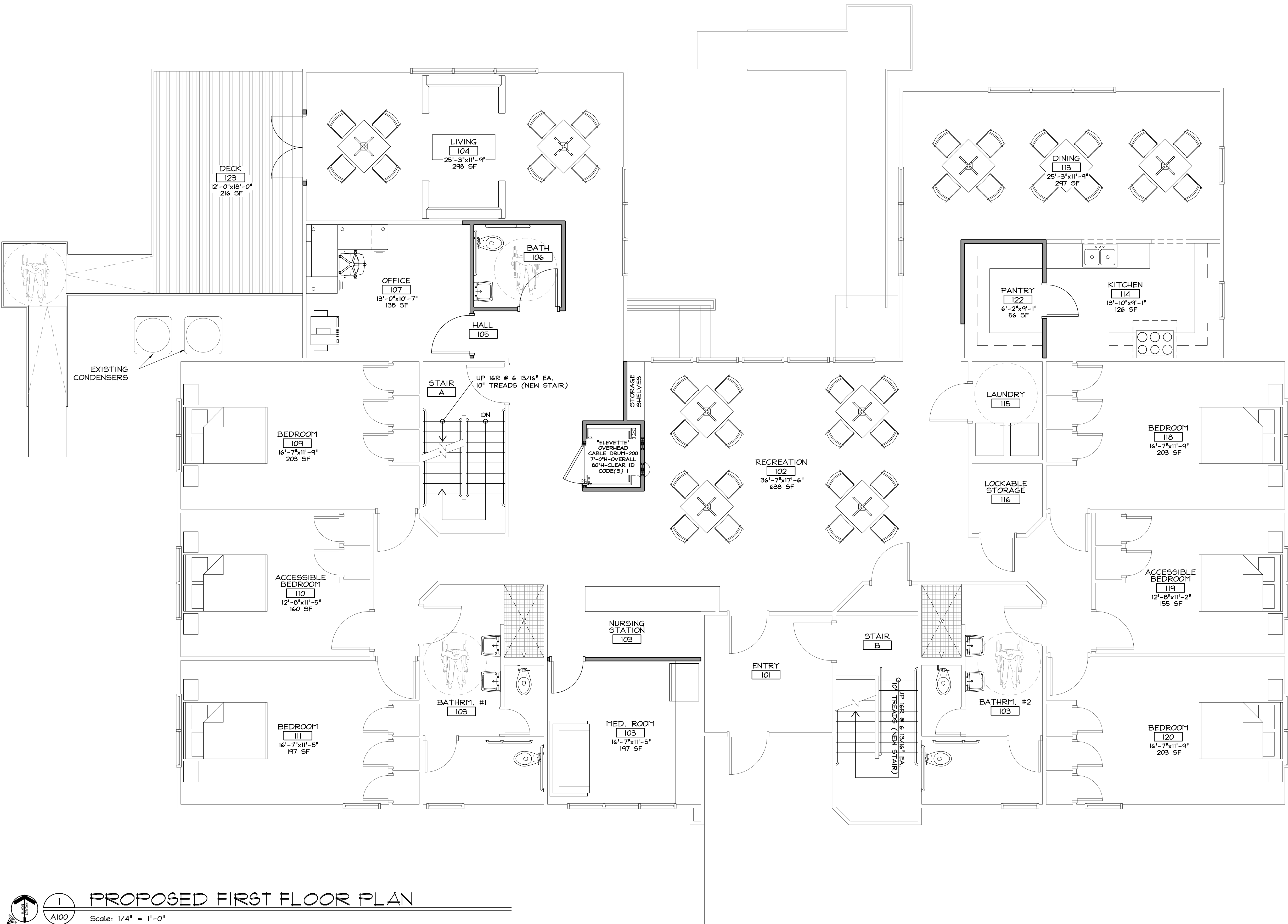
PROPOSED FIRST
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A201

Sheet of



PROPOSED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

VACANT UNIT
RENOVATIONS FOR
COMMUNITY
RESIDENCE 689-2



Millbury Street
WORCESTER, MA 01604

Drawing Status

SCHEMATIC DESIGN

Issued On ----

Sheet Contents

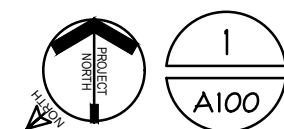
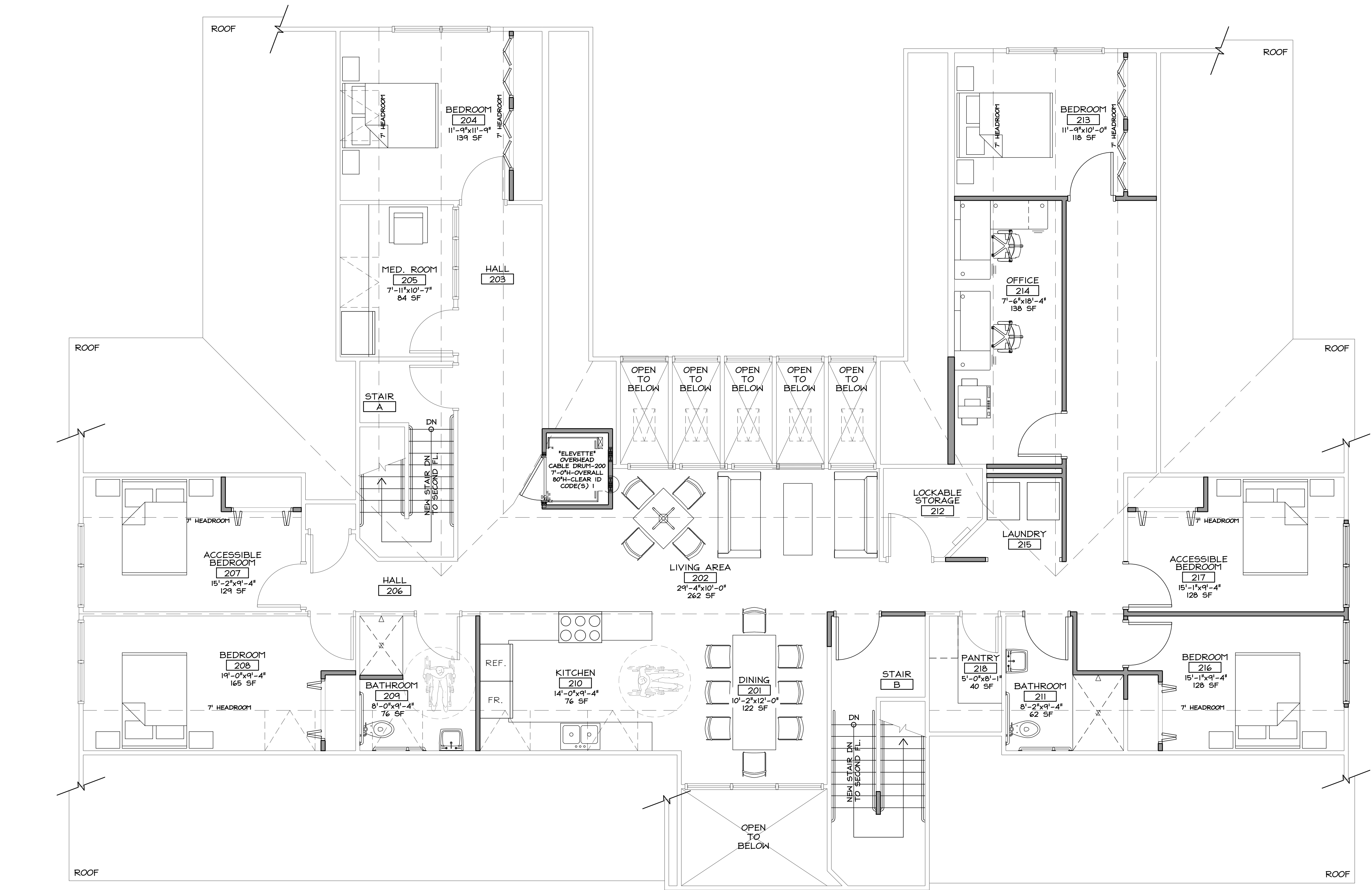
PROPOSED SECOND
FLOOR PLAN

Project Number. WHA 689-2 VACANT UNIT
RENO

Drawing No.

A202

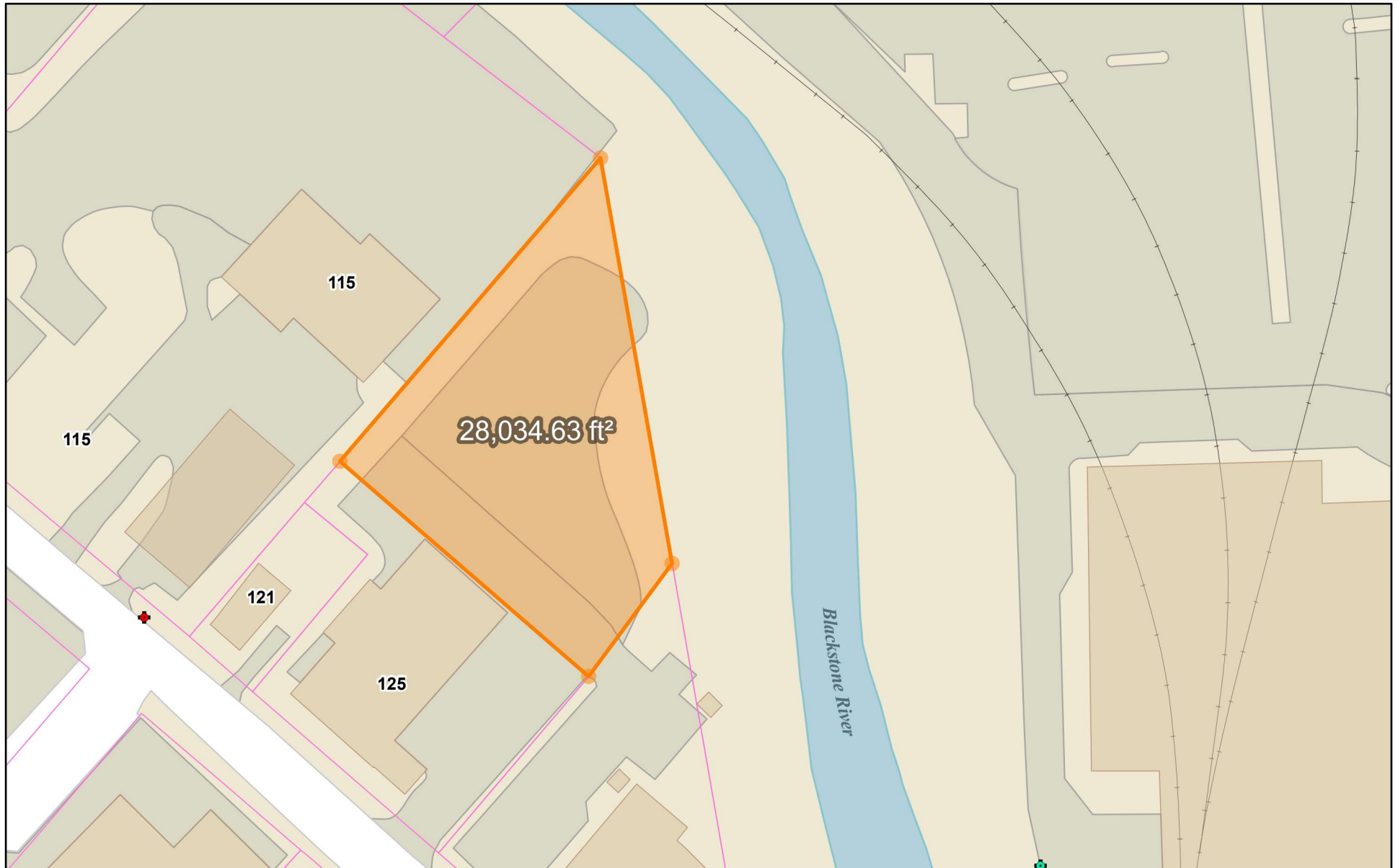
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PROPOSED SECOND FLOOR PLAN

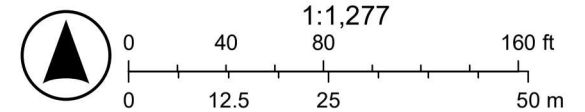
Scale: 1/4" = 1'-0"

129 Blackstone River Road - Lot 1



4/9/2026, 10:58:23 AM

- Override 1 City Boundary
- PRIVATE HYDRANT
- Deck/Patio
- WORCESTER Buildings
- Parcel Boundaries
- Hydrants
- Building
- HYDRANT



Gould Title Company, Inc.

Real Estate Title Services

32 Franklin Street, Suite 304
Worcester, MA 01608
Tel: (508) 797-9739

PRELIMINARY TITLE REPORT

Prepared for:

Karen Fontaine, Paralegal

We have examined the records as indexed in the Registries of Deeds and Probate for the County of Worcester (Worcester District) since December 3, 1974

for the Premises described in a Warranty Deed

from Youth Opportunities Upheld, Inc.

to Worcester Housing Authority

dated October 29, 1982 **and recorded in Book 7602, Page 243.**

Title appears to be in Worcester Housing Authority

and is free from encumbrances of record during the period examined, except:

Order of Conditions by the Worcester Conservation Commission vs. Worcester Housing Authority dated November 13, 1991 and recorded in Book 13823, Page 56 (DEP File #349-399);

Easement for water main passing under the southeasterly portion of the premises as recited in deed in Book 5631, Page 262;

Easement to Massachusetts Electric Company in Book 4403, Page 443 as recited in deed in Book 5631, Page 262.

Note: For description we rely on plan recorded in Plan Book 407, Plan 83.

Run Through: November 10, 2025

Reference: #15527

Location: Blackstone River Road, fka Millbury Street
Worcester, MA



*Bankruptcy indices are no longer available in the Worcester District Registry of Deeds' computer system; therefore this examination does not include possible bankruptcies.

Appraisal Report

129 Blackstone River Road
Worcester, Massachusetts



Owned By
Worcester Housing Authority

Retrospective Market Values as of
December 1, 2025

Prepared For:

Attorney Mark A. Borenstein
Prince Lobel Tye LLP
One Mercantile Street, Suite 220
Worcester, MA 01608

Prepared By:

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April 17, 2026

Attorney Mark A. Borenstein
Prince Lobel Tye LLP
One Mercantile Street, Suite 220
Worcester, MA 01608

Dear Attorney Borenstein:

An Appraisal Report on the property at 129 Blackstone River Road, Worcester Greenwood Street, Worcester, Massachusetts, formerly 975 Millbury Street, Worcester, owned by Worcester Housing Authority has been completed at your request.

The subject is comprised of a 57,217+/- square foot (SF) site, zoned Manufacturing, Limited (ML-2.0). The site is improved with a two-story, plus finished basement wood framed, vacant, former rooming house building of 10,700+/-SF including the basement.

The property is vacant, therefore, the property rights appraised are the fee simple estate.

The property owner is in negotiations to sell 28,035+/-SF of the land (Lot 1 on the site plans to follow) to an abutter at 125 Blackstone River Road. Lot 1 does not have road frontage and can't be independently developed.

At the clients request the values estimated are the retrospective market value of the entire property (Premise 1), the retrospective value of the property after subdividing off Lot 1 of 28,035+/-SF (Premise 2), and the value of Lot 1 of 28,035+/-SF (Premise 3).

The client and intended user of the Appraisal Report is Attorney Mark A. Borenstein. The purpose of the Appraisal Report is to estimate the retrospective market value of the subject. The intended use of the Appraisal Report is for potential sale purposes.

The estimates of value and final conclusions are subject to the assumptions and limiting conditions included in this report. They are contingent on the subject conforming to all federal, state and municipal regulations.

April 17, 2026
Attorney Mark A. Borenstein

The analysis and conclusion within the attached report are based on field research, interviews with market participants and publicly available data collected by the appraiser. Supporting documentation is retained in the appraiser's file.

The accompanying report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. Included is a description and analysis of the real estate, all pertinent data, valuation methodology, supporting relevant exhibits, and Addendum to the attached report.

Extraordinary Assumptions & Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is an assignment-specific assumption as of the effective-date regarding uncertain information used in the analysis, which, if found to be false, could alter the appraiser's opinions or conclusions.

- 1. The estimated values are based on the extraordinary assumption that the building is in similar condition as it was on the date of inspection of December 1, 2025.*

The value conclusions are based on the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

There are no hypothetical conditions used in this Appraisal Report.

The accompanying Appraisal Report has been prepared in accordance with the Uniform Standards of Professional Appraisal Practice. Included is an analysis of the real estate, all pertinent data, valuation methodology, supporting relevant exhibits and Addendum to the attached report.

April 17, 2026
Attorney Mark A. Borenstein

As of December 1, 2025, the estimated retrospective market values of the subject are:

Premise 1

**One Million Two Hundred Ninety Thousand Dollars
\$1,290,000**

Premise 2

**One Million One Hundred Thirty Thousand Dollars
\$1,130,000**

Premise 3

**One Hundred Sixty Thousand Dollars
\$160,000**

This firm disclaims the validity of appraisal reports which lack original signatures on the letter of transmittal, on the Certification, and after the reconciliation of value estimates.

Respectfully submitted,



Joel A. Buthray, MAI
Certified General
Real Estate Appraiser
Commonwealth of Massachusetts #929

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Executive Summary

Client and Intended User	Attorney Mark A. Borenstein
Purpose of The Appraisal Report	Estimate the retrospective market values of the property
Intended Use of Appraisal Report	Potential sale purposes
Property Owner	Worcester Housing Authority
Property Classification	Former rooming house
Property Location	129 Blackstone River Road Worcester, Massachusetts
Property Rights Appraised	Fee simple estate
Date of Inspection	December 1, 2025
Date of Valuation	December 1, 2025
Date of Appraisal Report	April 17, 2026
Zone Classification	Manufacturing, Limited (ML-2.0)
Assessment Data	The property is tax exempt
Size of Parcel	57,217+/-SF
Property Improvements	Two-story, plus finished basement wood framed, vacant, former rooming house building of 10,700+/-SF including the basement
Highest and Best Use If Vacant As Improved	Industrial or commercial development Rooming house
Marketing & Exposure Time	6 months

Valuation Analysis	
<u>Premise 1</u>	
Site Value	Not developed
Cost Approach	Not developed
Sales Comparison Approach	\$1,290,000
Income Capitalization approach	Not developed
Final Estimate of Value	\$1,290,000
<u>Premise 2</u>	
Site Value	Not developed
Cost Approach	Not developed
Sales Comparison Approach	\$1,130,000
Income Capitalization approach	Not developed
Final Estimate of Value	\$1,130,000
<u>Premise 3</u>	
Site Value	Not developed
Cost Approach	Not developed
Sales Comparison Approach	\$160,000
Income Capitalization approach	Not developed
Final Estimate of Value	\$160,000

Subject Photographs



Front (North Side) of the Building



West Side of the Building



East Side of the Building



Rear (South Side) of the Building



Sample Interior of the Building



Sample Bathroom



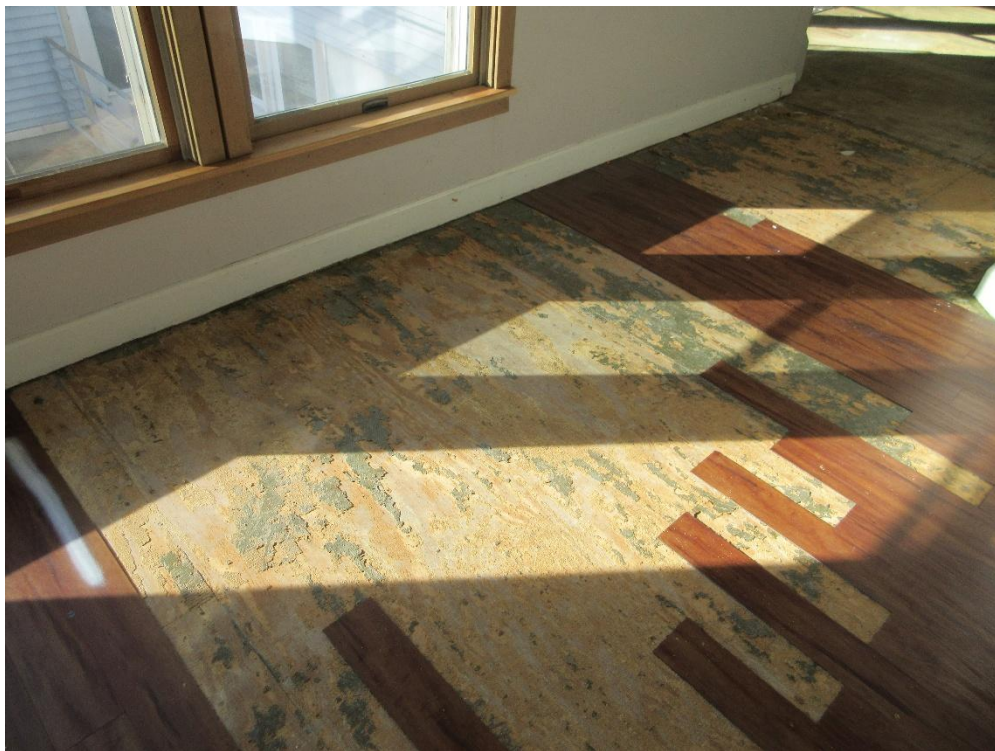
Sample Interior of the Building



Sample Interior of the Building



Sample Bathroom



Sample Damaged Flooring



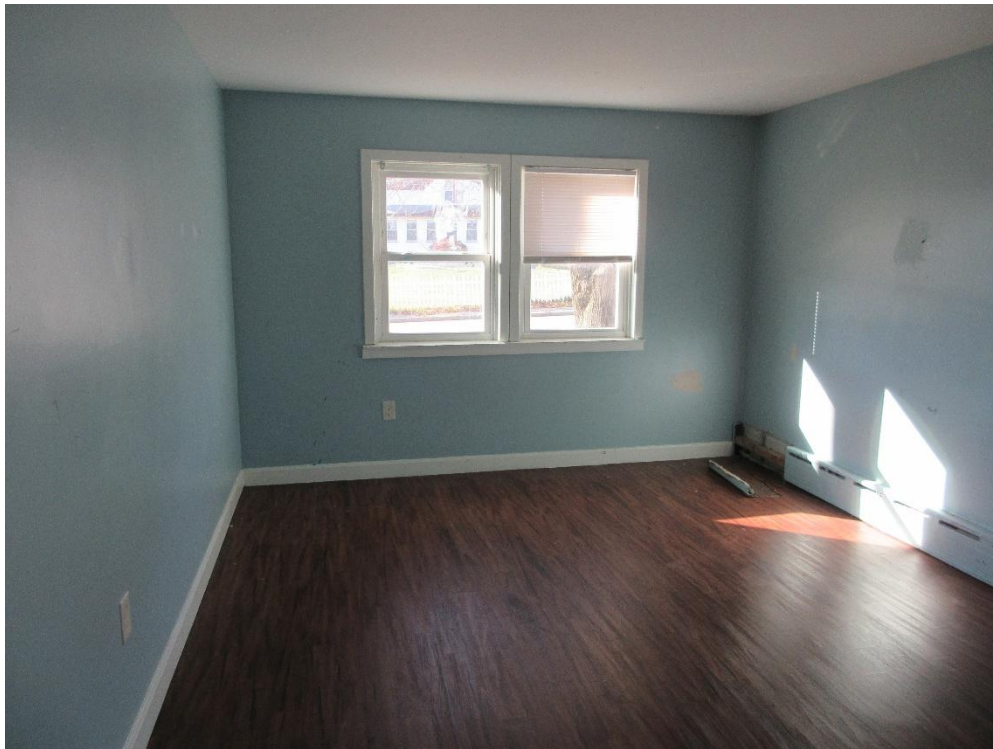
Sample Interior of the Building



View of Kitchen



Sample Bathroom



Sample Interior of the Building



Sample Basement Space



Sample Basement Space



Sample Basement Space



View of Furnace



Hot Water Heater



Electrical and Computer Wiring



Air Conditioner Condensers



View of Gas Connection



Sample View of Damaged Siding



Sample Damaged Parking Area



View of Surplus Land (Lot 1)



Facing Southeast on Blackstone River Road



Facing Northwest on Blackstone River Road

Identification of the Real Estate

The subject rooming house property at 129 Blackstone River Road, Worcester was previously known as 975 Millbury Street, Worcester. The property is just southeast of the intersection of Dexter Street and Blackstone River Road. The subject is identified in assessment records as Map 31, Block 21, Lot 15. The property is also identified in a site plan recorded in the Worcester District Registry of Deeds in Plan Book 407, Plan 83 shown to follow.

History

November 16, 1982: Worcester Housing Authority acquired the subject from Youth Opportunities Upheld, Inc. for less than \$100.00 recorded in the WDRD in Book 7602, Page 243.

A copy of the deed is included in the Addendum.

November 16, 1982: The prior sale of the property was from Lamusta's Auto Service, Inc. to Youth Opportunities Upheld, Inc. for \$30,000, recorded in the WDRD in Book 7602, Page 241.

The prior sale of the property exceeds 3 years. The most current deed is included in the addendum.

Personal Property

Appliances, etc. are items of personal property not included in the valuation of the real estate.

Intended User and Client of the Appraisal Report

The client and intended user of the Appraisal Report is Attorney Mark A. Borenstein.

Purpose of Appraisal Report

The purpose of the Appraisal Report is to estimate the retrospective market values of the property.

Intended Use of Appraisal Report

The intended use of the Appraisal Report is for potential sale purposes.

Property Rights Appraised

The property rights appraised are the fee simple estate.

Fee simple estate is defined as: *"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat"*. [The Dictionary of Real Estate Appraisal, 7th ed. (Appraisal Institute, 2022), 73].

Effective Date of Value

The appraiser inspected the property on December 1, 2025, the effective date of the retrospective values.

Effective Date of Appraisal Report

The effective date of the Appraisal Report is April 17, 2026.

Definition of Market Value

Market value is defined by the federal financial institutions' regulatory agencies as: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised, and acting in what they consider their own best interests;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

Source: 12 CFR Section 34.42 (f)

Appraisal Development and Reporting Process

This Appraisal Report format is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report.

Marketing and Exposure Time

The marketing and exposure time are estimated to be 6 months, assuming the property is marketed at or near the estimated values and is free and unencumbered.

Scope of Work

The preparation of this appraisal consisted of:

Joel A. Buthray, MAI of O'Hara-Buthray Associates, Inc., inspected the property on December 1, 2025.

Additional steps taken to complete this assignment included the following.

- Photographs of the subject property were taken.
- A tour through the neighborhood and the city of Worcester to note predominant characteristics such as land use, condition of properties, neighborhood influences, vacancy, etc.
- Research at the Worcester City Hall to review the Assessor field card for assessment/tax data and for information about the property.
- The most recent zoning bylaws were reviewed. Site data and soil characteristics were researched in resources such as the applicable floodplain insurance rate map; the Web Soil Survey, published by the United States Department of Agriculture soil maps and descriptions; and the DEP Transition List of Confirmed Disposal Sites and Locations to be Investigated.
- Area demographics such as population trends, unemployment statistics, income levels, etc. were researched in publications such as the U.S. Census Bureau, Employment and Unemployment Statistics published by the Massachusetts Department of Employment and Training.
- Pertinent area information was researched from in-house resources and news articles: Telegram & Gazette, Worcester Business Journal, The Wall Street Journal, Bankers and Tradesmen, CoStar Comps data, an in-house database, etc.
- Market research included contacting brokers, property owners, etc. for the purpose of obtaining and verifying comparable sales, etc.; and updating information on the latest events affecting the city or the neighborhood. This also included contacting local financial institutions to obtain current lending policies.
- Also researched at the Registry of Deeds were recorded deeds for a 3-year sales history of the subject and sales used for comparison.
- The estimated retrospective market values of the subject have been developed by the sales comparison approach.

Please note this appraisal process did not include:

- The site values in Premises 1 and 2 were not developed because it was concluded that the existing uses were the highest and best uses. The site value of Lot 1 in Premise 3 was estimated by deducting the value in Premise 2 from the value in Premise 1.
- The cost approach was not developed to estimate the retrospective market values of the subject in Premises 1 and 2 due to the age and degree of depreciation and obsolescence of the improvements. The cost approach was not developed in Premise 3 because it is vacant land.

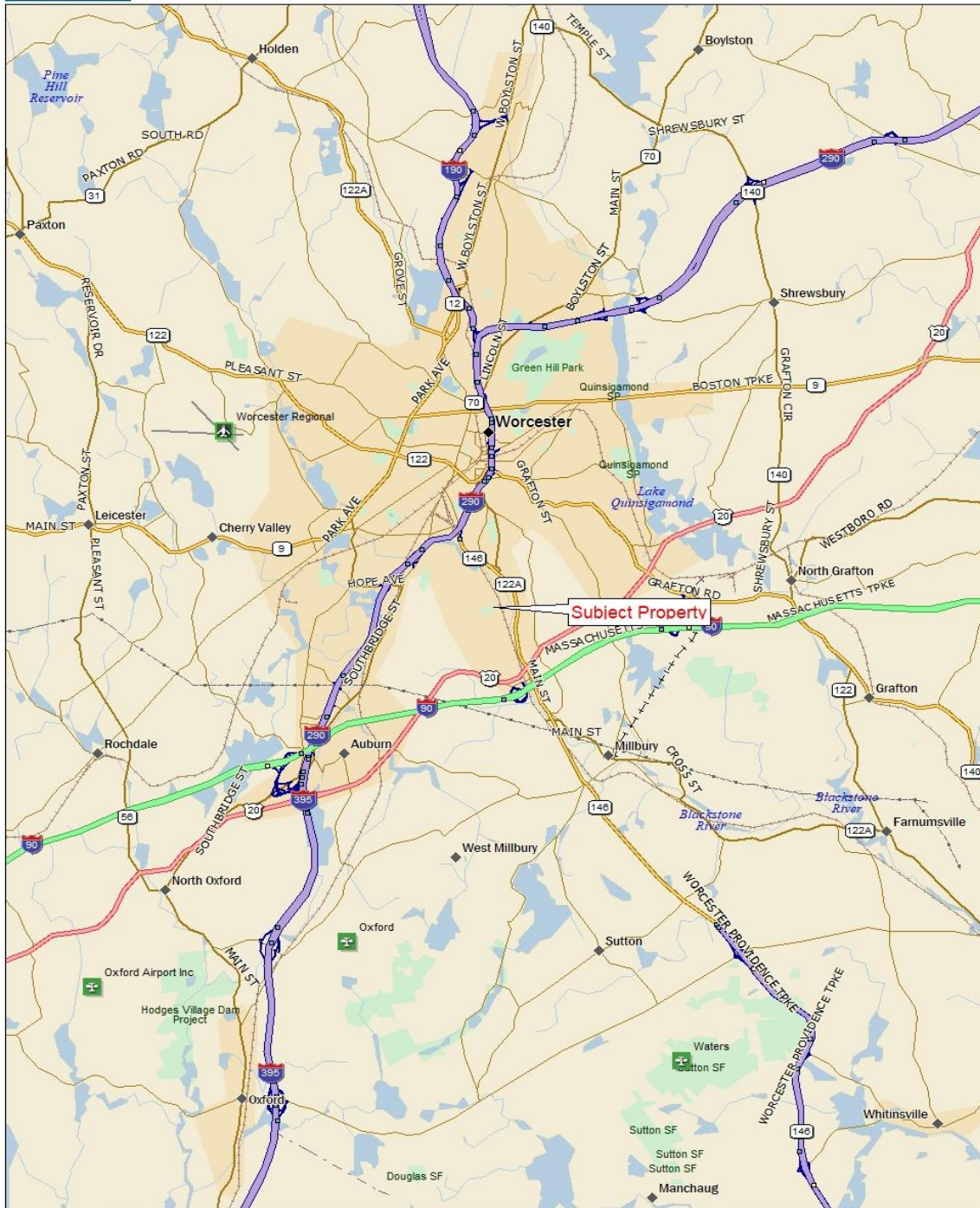
- The income capitalization approach was not developed in Premises 1 and 2 because the subject is not rented and needs renovations to become habitable. The income capitalization approach was not developed for Premise 3 because its an unbuildable lot. Unbuildable lots are not typically leased.

All properties considered for comparative purposes were visited and photographed.

Area Map



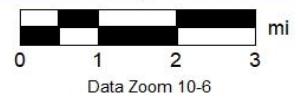
DeLorme Street Atlas USA® 2015



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Area Description

Worcester benefits from its central location in relation to the rest of the state, and even to the entire New England area. It is serviced by, or near to, several interstate systems and major state routes; passenger and freight rail systems, interstate and local bus transportation and a local airport.

The city serves as the economic, educational, medical, and social hub of the cities and towns within the central Massachusetts area. In comparison to communities east of the city, the cost of housing is lower, and sources of employment are diverse.

Following are the unemployment rates as of December 2025 (as of the date of appraisal) for the United States, Massachusetts, Worcester County and Worcester reported by the Massachusetts Department of Employment and Training.

<u>United States</u>	<u>Massachusetts</u>	<u>Worcester County</u>	<u>Worcester</u>
4.4%	4.8%	4.9%	4.9%

The rate of 4.9% in Worcester is nearly the same as the rates of the other 3 categories.

The following are the most recent unemployment rates (August 2025) for the United States, Massachusetts, Worcester County and Worcester reported by the Massachusetts Department of Employment and Training.

<u>United States</u>	<u>Massachusetts</u>	<u>Worcester County</u>	<u>Worcester</u>
4.3%	4.8%	5.0%	5.1%

The rate of 5.1% in Worcester is slightly elevated above the rates of the other 3 categories, nevertheless, it is still reasonable.

The following are census figures for Worcester in 2000, 2010 and 2020.

<u>City</u>	<u>2000</u>	<u>2010</u>	<u>% Change</u>	<u>2020</u>	<u>% Change</u>
Worcester	172,648	181,045	+4.9%	206,518	+14.1%

Source: U.S. Census data

Census data indicates that population in Worcester has been increasing over the past decades including a moderate 4.9% increase from 2000 to 2010 but a significant increase from 2010 to 2020 of 14.1%. Population increases are favorable for the housing market and local businesses.

The following is a comparison of the median household income for 2023 (most recent available) in Worcester, Worcester County and Massachusetts.

<u>Location</u>	<u>Median Income 2023</u>
Worcester	\$67,544
Worcester County	\$93,561
Massachusetts	\$101,341

Source: U.S. Census

The low-income level in Worcester negatively impacts local property values.

Economic Factors

A factor influencing investment in real estate is current lending criteria. Financing is available, but underwriting criteria are more exacting. The feds cut the prime rate to 5.25% on August 1, 2019, to 5.0% on September 19, 2019, to 4.75% on October 30, 2019, and bigger cuts to 4.25% on March 4, 2020, and again to 3.25% on March 16, 2020, due to economic growth slowing and the negative impact on the economy and general health concerns from the Coronavirus. The prime rate increased to 3.50% on March 16, 2022, to slow the increase in inflation. An additional increase to 4.0% took place on May 5, 2022, then to 4.75% on June 22, 2022, to 5.50% on July 28, 2022, to 6.25% on September 22, 2022, to 7.00% on November 3, 2022, to 7.5% on December 15, 2022, to 7.75% on February 2, 2023, to 8.00% on March 23, 2023, to 8.25% on May 4, 2023, and to 8.5% on July 27, 2023. Inflation has decreased significantly, although not yet to the goal of 2% annually. The Federal Government reduced the interest rate to 8% on September 18, 2024 due to the slowing economy and an attempt to prevent a recession. The rate decreased again to 7.75% on November 8, 2024 and to 7.5% on December 19, 2024. The most recent prime rate change was on September 17, 2025 to 7.25%, followed by a decrease to 7.00% on October 30, 2025, and again to 6.75% on December 10, 2025.

Prior to the Coronavirus, some of the major factors that had previously negatively impacted on consumer confidence levels and the economy in the country included high fuel and food prices, weak job growth and manufacturing figures, stagnant retail sales, and the weak state of several European countries. Oil and gas prices have dropped substantially in the past partly due to an oversupply, and because of the virus. Prices have fluctuated up and down since. There previously had been job growth, however, income levels were typically lower than in prior stronger economic times. Due to the difficulty of being able to fill job needs at many businesses, income requirements for many jobs initially increased. Many larger companies have had layoffs because of the weakened economy in some sectors.

The stock market has had significant volatility with major upward and downward fluctuations. More recently the stock market has trended sharply upward. A lot of the volatility is attributed to factors such as the prior “trade wars” with China, weaker retail figures, a result of the negative impact of the virus, high inflation levels, supply chain shortages, wildly fluctuating fuel costs, higher interest rates, the wars in Ukraine and Israel, the difficulty filling employment needs, difficulty meeting trucking, shipping and production needs, and the downgrading of the Nations credit rating from Triple AAA to AA+. There also have been some recent bank failures which have adversely impacted on the economy. Global tariffs have been a major focus resulting in economic uncertainty.

Prior to the Coronavirus, some of the major factors that had previously negatively impacted on consumer confidence levels and the economy in the country included high fuel and food prices, weak job growth and manufacturing figures, stagnant retail sales, and the weak state of several European countries. Oil and gas prices have dropped substantially in the past partly due to an oversupply, and because of the virus. Prices have fluctuated up and down since, although mostly downward in the past few years. There previously had been job growth, however, income levels were typically lower than in prior stronger economic times. Due to the difficulty of being able to fill job needs at many businesses, income requirements for many jobs initially increased. Many larger companies have had layoffs because of the weakened economy in some sectors.

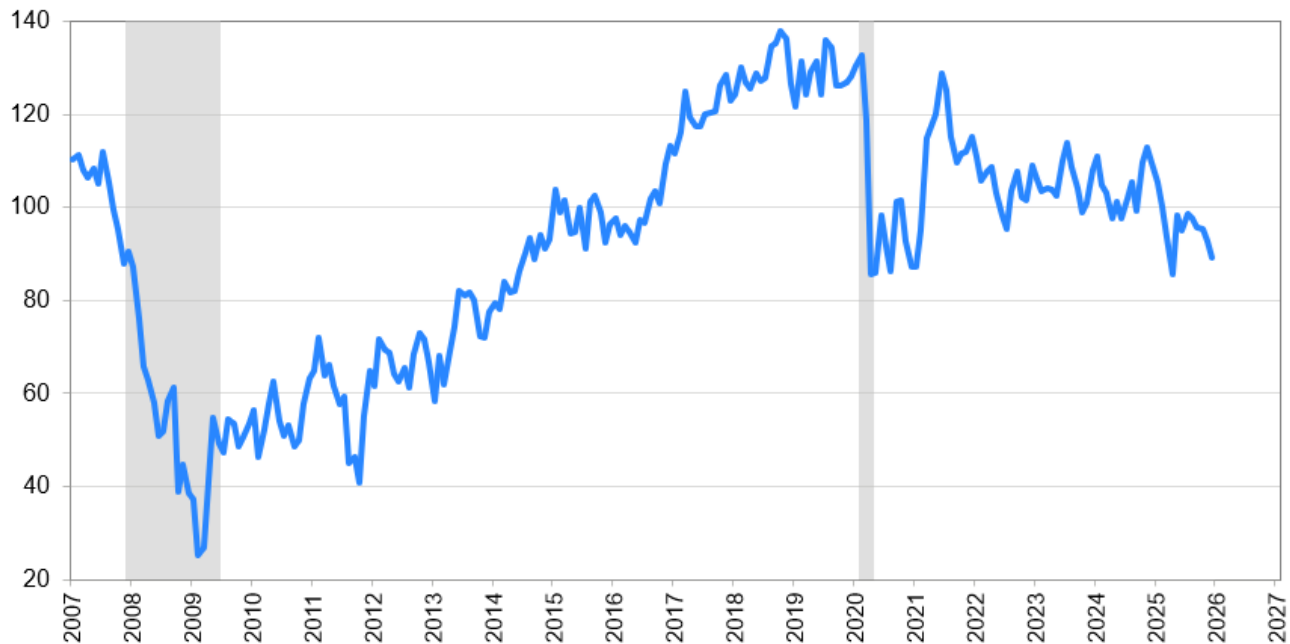
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The consumer confidence index, a good indicator of the current state of the economy, has been fluctuating over the past few years. The rate dropped in December of 2024 to 109.5, again to 105.3 in January of 2025, followed by a big drop to 100.1 in February of 2025, another drop to 93.9 in March of 2025, and again downward to 85.7 in April of 2025. Favorably the rate increased significantly to 98.4 in May of 2025. The rate declined sharply in June of 2025 to 95.2, however increased to 98.7 in July of 2025, then reversed to 97.8 in August of 2025, followed by another decline to 95.6 for September 2025, declining further to 95.5 for October 2025, down to 92.9 for November 2025, and down again to 89.1 in December of 2025.

“Despite an upward revision in November related to the end of the shutdown, consumer confidence fell again in December and remained well below this year’s January peak. Four of five components of the overall index fell, while one was at a level signaling notable weakness,” said Dana M Peterson, Chief Economist, The Conference Board.”

Consumer Confidence Index®

Index, 1985 = 100



*Shaded areas represent periods of recession.
Sources: The Conference Board; NBER
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“The *Present Situation Index* declined as net views on current business conditions were negative for the first time since September 2024, a month that included a labor market scare and deadly hurricanes. Perceptions of employment conditions edged lower as the labor market differential—the share of consumers saying jobs are ‘plentiful’ minus the share saying jobs are ‘hard to get’—continued to flag. Two of the three *Expectations Index* components dipped in December. November’s nosedive in expectations for business conditions six months from now mostly reversed in December but remained negative. Expectations for labor market conditions were gloomier, and the outlook for household incomes was less positive.

Among demographic groups, on a six-month moving average basis, confidence dipped among all age groups in December, although consumers under 35 continued to be more confident than consumers age 35 and older. There were few generational differences, as confidence among all generations trended downward in the month, with only the Silent Generation becoming more hopeful. Millennials and Gen Z remained the most optimistic of all generations surveyed. By income, confidence on a six-month moving average basis fell for nearly all brackets, except for those earning less than \$15K and more than \$125K. Still, consumers earning less than \$15K remained the least optimistic among all income groups. Confidence continued to fall in December among all political affiliations (Democrats, Republicans, and Independents).”

Worcester Development

At present, expectations are high that recent and scheduled developments for the downtown area of Worcester will draw people and spur interest in commercial ventures in the downtown area and fan out to other sections of the city.

Activity in the Central Business District (CBD) over the past several years includes the completion of the convention center, which abuts the DCU Center. Medical City, a 299-bed hospital and medical office building with a cost of approximately \$210,000,000, opened in April of 2000. The \$20,000,000 Gateway Project was completed along Central Street, which has improved ingress and egress to and from the downtown area with connections to and from Interstate 290 (I-290). Central Street has been widened from a two lane to a four-lane road to help alleviate traffic congestion problems.

The Worcester Municipal Parking Garage at Worcester Center Boulevard and East Central Street was completed on November 1, 2000. This 1,001-space parking garage is being used by many employees of the Worcester Medical Center, DCU center, post office employees and a hotel. The total cost of the garage project was \$14,500,000.

The former Worcester Common Fashion Outlet Mall was demolished and re-developed as "City Square", including a large office building for UNNUM Provident, and a cancer treatment center building. In addition, apartments plus first floor retail space and hotel have been developed on the City Square site. UNNUM Provident has since moved out of most of their space and their vacated spaces have been leased.

The Hanover Theater, a \$31,000,000 renovation project, is just south of the city hall. The owners of the Hanover Theater purchased the abutting shell of an office building at 551 Main Street which has been renovated, an addition completed and was connected to the Hanover Theater. The Hanover Theater continues to increase sales volume from increased shows and events since opening.

The former Worcester Telegram and Gazette property fronting Franklin and Federal Streets was purchased by the Worcester Business Development Corporation (WBDC) as part of a focus of re-development downtown. The building, which is 132,000+/-SF, is comprised of mixed-use development. Most of the space has been renovated and is occupied by Quinsigamond College's allied health and certified programs. In addition, there are office tenants and a restaurant space in this building. Also purchased from the Worcester Telegram by the WBDC is a large parking lot located at the rear of the property.

Surrounding the former Worcester Telegram and Gazette Building are multiple mixed-use properties called "The Grid", located across the street from the Worcester Commons. The owners have made several improvements to the existing properties including apartments and commercial spaces. They also bought the former Paris Cinema on Franklin Street which had been closed for several years and has been demolished and re-developed with a beer garden and other commercial space on the property.

Properties at 90, 100 and 120 Front Street in downtown Worcester sold October 15, 2015, for \$32,500,000, consisting of two Class A office towers, some retail space and a commercial parking garage. These properties are now known as Mercantile Place. UMASS Memorial Health Care located approximately 500 workers into these towers. The same owner re-developed 2 Mercantile Street into a 16,500+/-SF 500-seat restaurant building and includes rooftop seating. The property was later sold in 2022 for \$5,500,000.

The Mid-Town mall at 10-30 Front Street, comprised of retail and office space, was purchased May 3, 2019, for \$4,000,000. The property, which was in generally poor condition, has been renovated for retail, office, gym, and restaurant uses.

Union Station, a historical property, has been renovated at a cost of approximately \$38,000,000. The building consists of 99,000+/-SF. The train station also serves as intermodal transportation for an MBTA line that currently travels into Boston as well as an Amtrak line that travels westerly, with connections as far as Chicago. A lack of on-site parking has been a past negative in leasing this property, however the abutting property at 225 Franklin Street has been redeveloped with a 500-space parking garage which has enhanced the demand for the property.

There has been significant hotel development in Worcester. A 150-room hotel (Courtyard Marriott Hotel) at 64 Grove Street opened in 2000. The City of Worcester sold the Central Street fire station property on Central Street for \$980,000 and was redeveloped with a Hilton Garden hotel. An additional Residence Inn hotel has been developed on Plantation Street. A 100 Room Hampton Inn and Suites was completed at 65 Prescott Street. A 120 room Homewood Suites hotel was completed at the rotary of Washington Square. Homeward Suites bought an approximately 1.02+/-AC parcel from the Worcester Redevelopment Authority at 36 Washington Square, which is near Union Station to potentially build another hotel. An additional hotel is proposed to be developed near the WooSox ballpark, however, has stalled. There is a 150-room Renaissance by Marriott in downtown Worcester that opened within City Square.

In the "Canal District", a former industrial complex at 51 Winter Street was demolished and re-developed with two hockey arenas and 40,000 SF of space for retailers. The \$18,000,000 project opened in August of 2017. At 120 Harding Street and 152 Green Street, also in the "Canal District" of Worcester, a \$21,000,000 mixed use project was developed with 48 apartments, a restaurant and approximately 16,000+/-SF of public market space.

In the same neighborhood, the Polar Park stadium for the WooSox Triple A baseball team was constructed on multiple parcels totaling approximately 15+/-AC. A 350-space municipal parking garage was created to support the needs of the ballpark. There is other development surrounding the land of the ballpark including a mixed use 228-unit apartment complex with 18,000+/-SF of retail space.

The Table Talk Pies property on Green and Madison Streets has been sold to a developer and is under construction to be developed in multiple phases including the phase one construction of 83 affordable apartments. The masterplan for the site is a total of approximately 400 units of housing and 40,000+/- SF of retail space.

Adjacent to Polar Park is a block of land is being developed with a mixed-use project called "The Cove" that was originally planned for a 13-story high rise for 318 apartments, and retail space including a bowling alley. This site is between Green, Plymouth, Gold, and Washington Streets. The project has since been reduced to 173 units and 16,000 SF of retail space.

The Worcester Redevelopment Authority recently announced an ambitious plan to re-develop 380 properties within a 118.4-acre area near downtown Worcester. Many of the properties have been vacant for several years or deteriorated and they will likely be taken by eminent domain. This re-development could result in greater demand and improve property values in the neighborhood.

There also has been activity in the medical and biotechnical industries. In the Biotechnology Park on Plantation Street in Worcester, a fifth building has been constructed by an investor, totaling 92,425+/- SF.

A developer from Boston purchased an older industrial property at 306 Belmont Street (Route 9). They invested approximately \$8,750,000 to construct an addition (total size of 94,000+/-SF after addition) and retrofit the building for office tenants. The original plan was to make it into a medical and biotechnological research center. This property is strategically located across from the Biotechnology Park and the UMASS Hospital and the owners' attracted tenants that compliment these businesses.

The owners of the University of Massachusetts Medical Center constructed a 360,000+/-SF research building on its campus in 2005 and recently constructed a \$400,000,000, 500,000+/-SF research and education facility and the 480,000+/-SF, \$400,000,000 Albert Sherman Center, research, and education facility was completed.

A 125 million dollar, 392,000+/-SF Court House was completed at the intersection of Main, Commercial, Thomas and Central Streets. As a result of the construction of the courthouse, there were properties redeveloped across the street. The 27,540+/-SF retail/storage building at 184 Main Street was purchased for \$1,300,000. The property was renovated and leased to the Massachusetts Trial Court. The 25,505+/-SF, retail/storage property at 180 Main Street was also acquired for \$801,500 and has been renovated and leased to the District Attorney's office.

The Lowell Building at the corner of Norwich and Foster Streets was purchased by the Massachusetts College of Pharmacy and Health Sciences. This 50,000+/-SF building was renovated into a new downtown campus for the school at a cost of \$11,000,000. They have recently bought several other buildings in the neighborhood which they have renovated and used. The Massachusetts College of Pharmacy and Health Sciences acquired the 243 room Crowne Plaza Hotel for \$16,800,000 primarily for housing for its students. Approximately \$10,000,000 was paid for renovations.

The Massachusetts College of Pharmacy expanded from its downtown CBD location as they have also purchased several residential condominiums, and apartments within approximately a half mile radius of the school for student housing. In addition, they bought the 97,000+/-SF, former Morgan Construction office building on a 3.5+/-AC site for \$2,900,000. Their plan was to redevelop the building for student housing.

An investment group started by the WBDC and Worcester Polytechnic Institute (WPI) purchased several properties along Grove and Prescott Streets for redevelopment. The first (124,000+/-SF) of four office/research buildings were constructed on site. A second building of 92,000+/-SF has been constructed to support office, life sciences, and biotech companies and is anchored by WPI and the Massachusetts Biomedical Initiative. A parking garage has been built to support the buildings.

In this northern section of the CBD, Winn Development has re-developed a former Voke School building into an 84-unit mixed-income housing apartment building. The project cost \$30 million. The former 99,000+/-SF Worcester Memorial Auditorium at the corner of Grove and Highland Street, which has been vacant since 1999 has been sold to an architecture firm for redevelopment at a cost of \$94 million into a digital technology, arts, and education center for the digital media industry.

An additional parcel along Grove Street has been developed with student housing for WPI students. There are 84 units of apartments and student housing that have been completed as part of a renovation project in a multi-story mill building at 8 Grafton Street. In the City Square project in downtown Worcester, a 365-unit apartment project was recently constructed that includes retail space plus a 479-space parking garage.

The former courthouse building of 250,000+/-SF at the corner of Main and Highland Streets was re-developed into 118 apartments plus a retail space at a cost of \$53,000,000 with the aid of historical tax credits. In downtown Worcester, office space is in decreased demand with more people working from home. Some buildings have been converted into apartments, which are in high demand, including the former office building at 332 Main Street, which was recently converted to first floor retail space and 55 apartment units for mixed income levels. The office building at 340 Main Street was purchased in 2020 and proposed for first floor retail space and 312 market rate apartments, however, the project stalled, and the property has been placed back on the market.

A development group purchased approximately 43,000+/-SF of under-utilized buildings at 371-379 Main Street and 381-385 Main Street in Worcester for \$1,000,000. The redevelopment project consists of first floor retail use, with development of the upper floors with 60 micro-loft apartment units. The property was later purchased by The Massachusetts College of Pharmacy primarily for student housing use.

In the apartment market, a 72-unit apartment building has been developed on the former El-Morocco restaurant site at 100 Wall Street. A formerly dilapidated industrial building at 261 Clover Street has been demolished and 90 apartments have been built on the 5+/-AC site. A mill building at 28 Water Street has recently been redeveloped with 62 studio apartments. A site on Hemans and Milton Streets is being developed with a 216-unit apartment building following recent city approvals.

The former Boys Club at Lincoln Square is in the construction stage of 80 apartments for individuals 55 and over. The project will be completed by Winn Development. A 105-unit apartment development was recently constructed on Brooks Street. This same developer proposes to create a combination of 420 apartments including new construction and conversion of mill properties at Franklin Street and Arctic Street in Worcester. The Curtis Apartments on Great Brook Valley Avenue comprised of 372 existing units, will have an additional 100 units added in the future.

At 8 Harvard Street, a developer is proposing to construct a mixed-use building comprised of first floor commercial space, and 251 one to two-bedroom apartments on floors 2-6. There will be a parking garage beneath the building.

The former Fairway Beef property at 44 Grafton Street and 102 Temple Street was proposed for redevelopment with 105 apartments, however, it appears that development has stalled. A site at 3 Oriol Drive is proposed for development with 220 apartments. At 5 Madison Street, a mixed-use project is being developed, comprised of 1,937+/-SF of commercial space plus 110 apartments.

The Denholm office condominium building at 484 Main Street has been shut down with no working electricity and has been purchased by the City of Worcester. The building will be demolished and removed, and the site proposed to be re-developed by the Menkiti Group with 233 market-rate and affordable apartments, and 10,700+/-SF of commercial space. Supporting parking will consist of a combination of 200 surface and underground spaces.

The office buildings at 1 and 2 Chestnut Street have been slated for a conversion to 198 market rate apartments and 22 affordable condominium units. The property at 48 Mason Street is projected to be developed with a 94-unit apartment building including 15% affordable units.

The former Notre Dame church site at 5 Salem Square in the downtown CBD was demolished and the approximately 1+/-AC site was acquired by a developer for proposed development with a 163-unit mixed-use building including 28,000+/-SF of commercial space, however, the development has stalled.

This same developer acquired 3 Eaton Place in the CBD for development with 145 apartments and 19,000+/-SF of commercial space. The 3.91+/-AC of land recently resold for \$4,200,000.

The former Mount Carmel Church property at 22 Mulberry Street, comprised of a 5.32+/-AC site, was purchased and has been re-developed with commercial space on the first floor and 370 apartments on the upper floors. This site is adjacent to I-290 and Shrewsbury Street, therefore it was in high demand.

A developer is proposing to construct a 491-unit luxury apartment complex on a 17.7+/-AC site at 4 Brandt Lane, which is off Grafton Street. The site was purchased in 2023 for \$4,300,000.

A parking lot at 17-39 Pearl Street was purchased for proposed development with 24 affordable apartment units.

A site at 393-397 Shrewsbury Street was purchased in 2021 and is proposed for development with 24 apartments and 2,400+/-SF of commercial space.

New office development has been stagnant. The most recent significant office development in Worcester includes a 57,600+/-SF Class A office building was completed in 2003 at 3 West Boylston Street. UMASS Medical are the main tenants occupying the building. A 48,000+/-SF Class A office building was also constructed at 102 Shore Drive in 2007. Saint Vincent's Physician Services occupies most of the building.

In retail development, Lincoln Plaza has been re-developed. Anchor tenants include Lowe's, and Target. Stop and Shop recently vacated the property. Directly across the street from this center is a newer Aldi's supermarket at 500 Lincoln Street. In addition, a Kohl's Department store has been developed with additional potential for retail space.

Worcester Crossing, off Route 146 had been developed with a 220,000+/-SF Wal*Mart Supercenter, the largest in New England and an Olive Garden restaurant. Also developed on the site was a 136,000+/-SF Sam's Club, as well as 30,000+/-SF of multi-tenanted retail space. Sam's Club was one of many in the region that were closed. In late 2019, Sam's Club was converted to an E-commerce fulfillment center.

A 65,000+/-SF Price Chopper grocery store on Pullman Street and a 65,000+/-SF Price Chopper grocery store on Cambridge Street were completed in 2003-2004. A supermarket site for Shaw's on Grafton Street was also completed in 2004. Due to poor sales, the Grafton Street store closed and has been acquired along with several other nearby parcels as part of an assemblage for a rail yard by CSX. A parcel along West Boylston Street and Gold Star Boulevard, as well as some abutting parcels were purchased by a developer for construction of a Shaw's supermarket that opened in 2005.

The former Worcester Regional Transportation Authority (WRTA) property at 287 Grove Street has been developed with multiple retail spaces, restaurants, a school, and bank spaces totaling 66,477+/-SF, called Trolley Yard.

Across the street from 287 Grove Street is a 53,175+/-SF medical office building constructed at 288 Grove Street. Fallon occupies a large portion of the building. The remainder of the building has been leased. A branch bank has been constructed on the front of this site.

Retail development was proposed to take place on several assembled properties at 29 Genesee Street and 29, 33, 39 and 49 James Street. Galaxy Development demolished and removed the buildings on these properties and was originally proposing to construct a 23,730+/-SF multi-tenanted retail building, however, changed the project and built self-storage instead.

The former Girls Scouts property at 79-81 Gold Star Boulevard, comprised of a 30,291+/-SF site with office buildings that have been razed, sold November 30, 2018, for \$1,250,000 (\$41.27/SF). The site has been redeveloped with a new commercial building, however, the initial proposed tenants fell through during the Coronavirus. The owners filled one space with Citibank, and a second space with a fast-food restaurant. The Girl Scouts built a new office and warehouse building on a site they bought at 1 Century Drive in Worcester/West Boylston.

The Greendale Mall off Neponset Street, which was in a distressed state, sold out of foreclosure by the mortgagee for \$7,125,000. The mall has been demolished and has been developed with a 121,000+/-SF warehouse distribution building leased by Amazon.

New industrial development has been stagnant over the past several years. There is very little industrial land available for development in Worcester. The owners of the property at 150 Blackstone River Road in Worcester demolished an older industrial building and completed a new, multi-tenanted 632,000+/-SF industrial building on the 32+/-AC lot in 2016.

The City of Worcester has had recent activity on five industrial parcels in the Southwest Industrial Park on Canterbury, Southgate, and Armory Streets. This is part of an 11+/-AC blighted area of contaminated properties that was cleaned up by the city several years ago and is being developed by local buyers. An investor purchased a 75,700+/-SF industrial lot and constructed a 20,000+/-SF industrial building for multiple renters. An additional three lots totaling 5.22+/-AC were purchased and developed with a 51,200+/-SF of industrial building leased by Table Talk Pies. The same developer also constructed an approximately 30,000+/-SF freezer building for Table Talk Pies. In addition, Table Talk moved out of a property they own in the Kelly Square section of Worcester and are leasing a \$22 million dollar newer 120,000+/-SF plant on Gardner Street in Worcester. A fourth building of 26,000+/-SF was built for Table Talk Pies at 21 Southgate Street.

The former Showcase Cinema Movie Theater on Brooks Street was recently acquired, and the improvements will be demolished for proposed industrial development.

The Worcester Business Development Corp. is the developer of 46 acres of the former Worcester State Hospital campus for bio-manufacturing. The former state hospital building, and many other buildings have been demolished and a biomanufacturing and life science park is proposed with facilities that would produce drugs, medical devices and medical treatments and expects to create up to 500 jobs. The first planned occupant of the park is a Chinese company called WuXi Biologics, who is building a \$300 million dollar, 189,500+/-SF facility in the park. Construction work on the Wuxi property has temporarily halted as they consider design changes. Additional land was purchased within the Reactory project by Galaxy Development for future development.

The owners of the Saint Gobain Campus in the northern section of Worcester transferred approximately 51+/-AC of underutilized industrial properties to the Worcester Business Development Corporation for proposed future redevelopment.

The WRTA built a 156,000+/-SF, \$90,000,000 maintenance, and operations facility on a former contaminated site on Quinsigamond Avenue.

The new \$210 million South High School facility was recently completed at 170 Apricot Street. The former St. Peter Marian High School was recently purchased. The buildings are proposed to be razed for future development with an assisted living facility. The Doherty High School property on Highland Avenue in Worcester was recently completed replacing the existing outdated building.

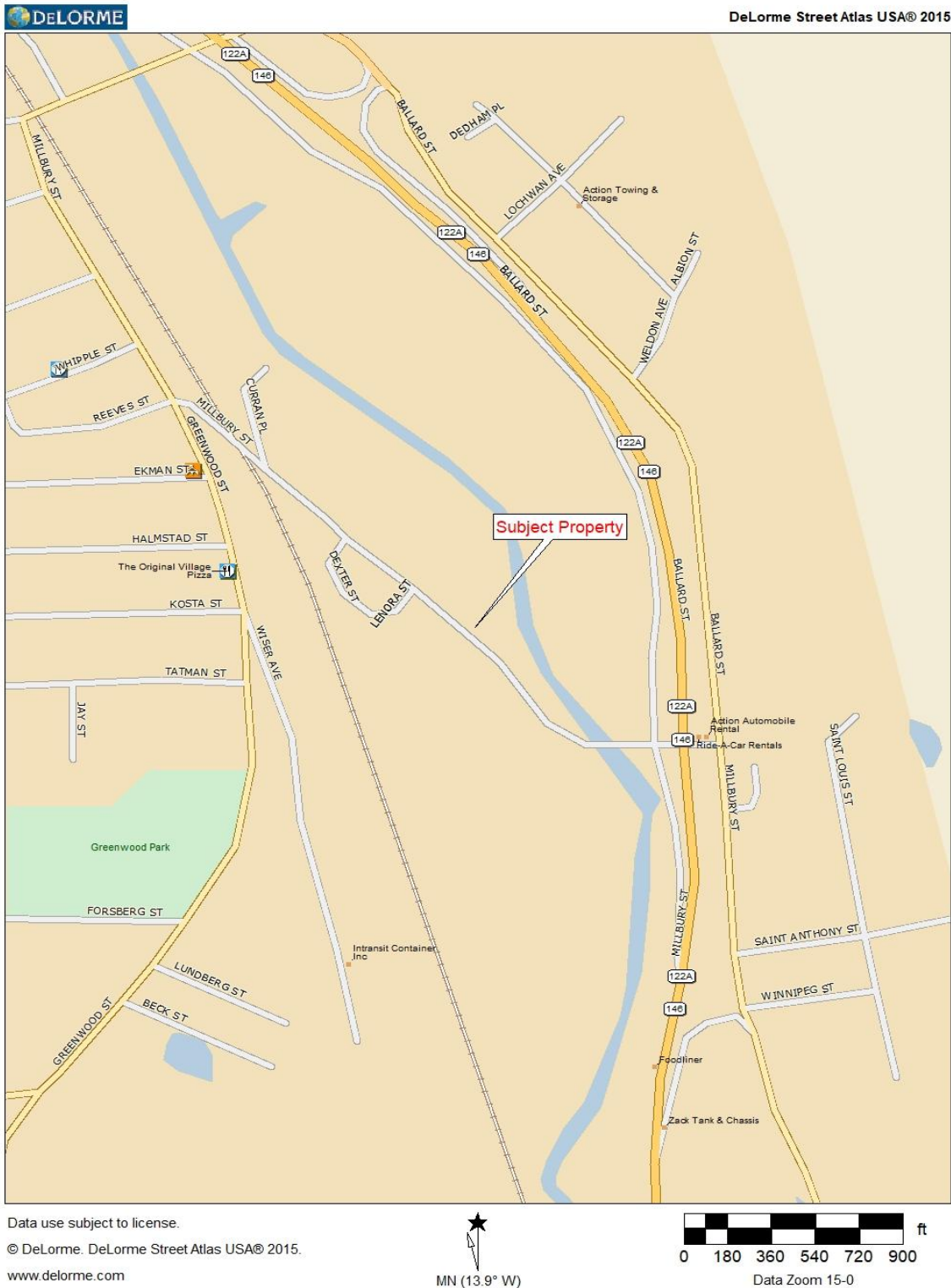
There are several other projects in the discussion stages and a lot of interest in development in the city. The high inflation and interest rates are of concern.

Market Analysis

Addressing the market most impacting the subject, the discussion focuses on rooming houses, the most recent use of the subject. Rooming houses are one of the most affordable options for housing, given the high price of single-families and also the high rental rates of apartments. The subject could also be suitable for an office use with some alterations and renovations. The subject is in fair to average condition, negatively impacting the value of the property.

In summary, Worcester is experiencing strong population growth and low unemployment rates. On a negative note, income levels tend to be lower in Worcester. Rooming houses are in high demand given the high price of single-family housing and the high apartment rental rates.

Neighborhood Map



Neighborhood Description

The subject rooming house property at 129 Blackstone River Road, Worcester was previously known as 975 Millbury Street, Worcester. The property is just southeast of the intersection of Dexter Street and Blackstone River Road. The subject is in the southern section of Worcester, near the Auburn and Millbury town lines.

Blackstone River Road is a low travelled connector road between McKeon Road to the north and Millbury Street to the south. A nearby traffic count of 4,296 was obtained on Blackstone River Road, south of Greenwood Street by the Massachusetts Department of Transportation (MDOT) in 2024.

The subject is in a mixed-use neighborhood of industrial, commercial and residential uses. Blackstone River Road is improved with several industrial properties, mixed-use buildings, apartments, automotive uses, retail and office buildings, etc. The Blackstone River forms the rear boundary of the subject.

The property is near a large container storage yard on Greenwood Street, is near a large warehouse property of Rand Whitney Container on Greenwood Street, and a large multi-tenanted modern industrial building at 150 Blackstone River Road.

The Holy Cross College campus is a short distance northwest. A Wal*Mart supercenter and other retailers and restaurants are a short distance northeast along Route 146. Nearby Route 20 is developed with retail properties, car dealerships, mobile home parks, automotive garage properties, office buildings, industrial buildings, restaurants, gas stations, etc.

The subject benefits from convenient local and regional access as the property is just off Route 20, and I-46, and is proximate to I-290.

Utilities available to the neighborhood include municipal water and sewer, gas, electricity, and telephone.

In summary, the subject is on modestly travelled Blackstone River Road, a connector road in a mixed-use neighborhood of industrial, residential and commercial properties with convenient local and regional access.

Marketing and Exposure Time

The marketing and exposure time are estimated at 6 months, assuming the subject is marketed at or near the estimated value and it is free and unencumbered.

Zoning Data

The property is zoned Manufacturing, Limited (ML-2.0).

Dimensional Requirements

The following are the dimensional requirements of this zone.

<u>Item</u>	<u>Requirement</u>
Minimum Front Yard	10 FT
Minimum Rear Yard	15 FT
Maximum Floor to Area	2 to 1

The subject conforms to the dimensional requirements. There is potential room for expansion. Only an engineer could determine the expansion potential.

Permitted Uses

The ML-2.0 zone allows most industrial uses by right or by special permit, several commercial uses are allowed by right or special permit and a few residential uses are allowed including a group home.

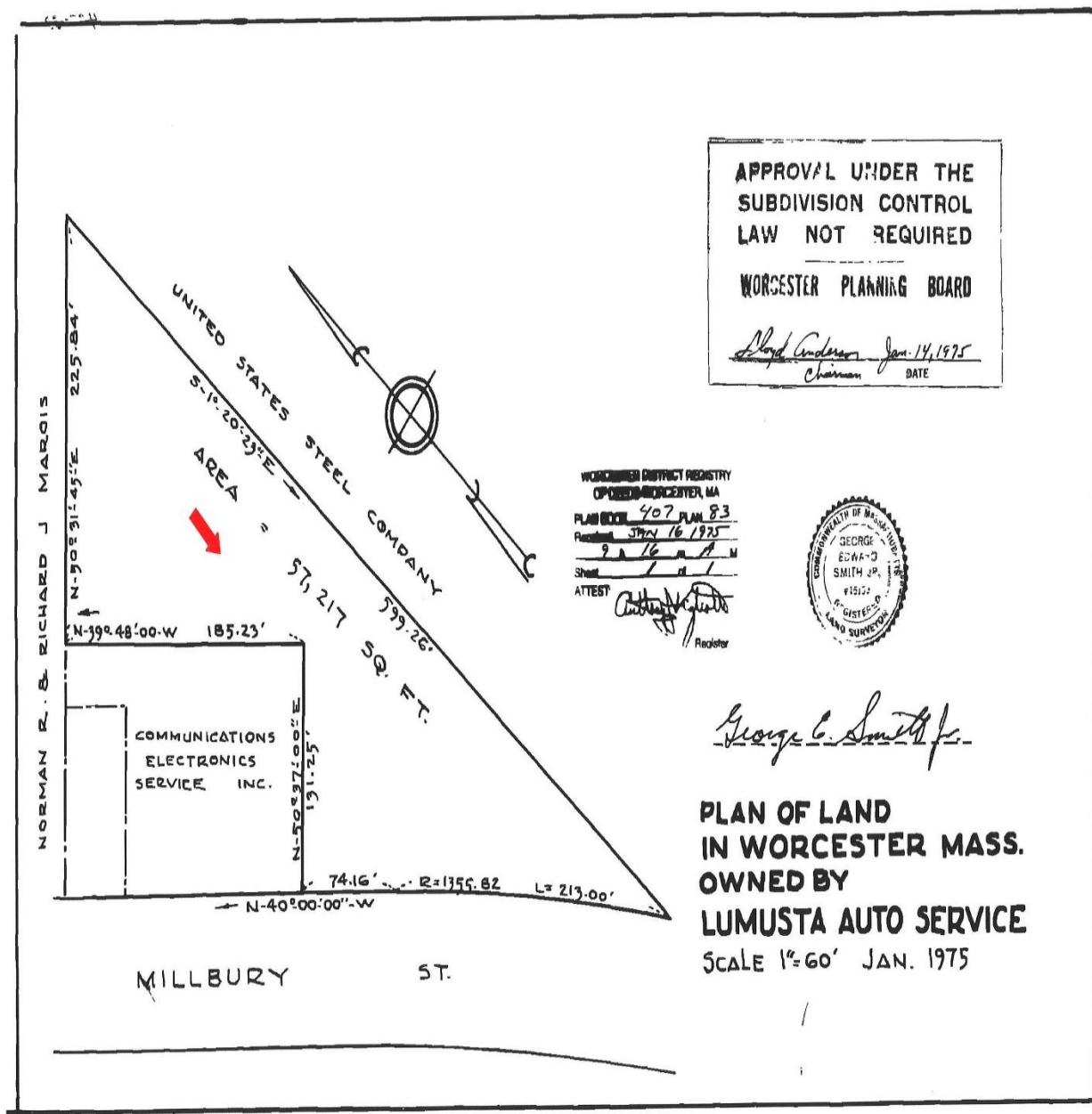
The most likely uses of the subject are a group home and an office building. Both are allowed by right.

The subject abuts the Blackstone River. The land closest to the Blackstone River appears to be within a flood prone area. Development near a river and an area in a Flood zone would require conservation commission approvals and potentially a special permit, which is speculative.

Tax and Assessment Data

The property is assessed and taxed as a non-profit ownership.

Site Plan of the Entire Lot



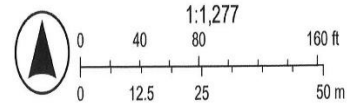
Site Plan of Lot 1 to be Subdivided Out of the Property

129 Blackstone River Road - Lot 1



4/9/2026, 10:58:23 AM

- | | | |
|----------------------------------|-------------------|---------------------|
| ● Override 1 City Boundary | ◆ PRIVATE HYDRANT | □ Deck/Patio |
| — Override 1 WORCESTER Buildings | □ Hydrants | □ Parcel Boundaries |
| ■ Override 1 Building | ◆ HYDRANT | |



Site Analysis

Size and Configuration

The subject is comprised of a 57,217+/-SF site according to the site plan. There is 287.16+/- feet of frontage (FF) along Blackstone River Road. The depth of the subject varies. The land is irregularly shaped, negatively impacting the functional utility of the site.

The owners propose to subdivide a 28,035+/-SF parcel (Lot 1) of surplus land in the rear out of the larger parcel to potentially sell to an abutter. This would result in 29,182+/-SF of land remaining with the subject building.

Geology

According to the Web Soil Survey, published by the United States Department of Agriculture soil maps and descriptions, the subject soil type is Urban land, and Udorthents, smoothed.

The soils are described as follows:

Urban land

"This unit consists mainly of buildings, shopping centers, roads, and parking lots. Most areas are in the built-up parts of cities and some of the densely populated suburbs. The vegetation commonly is limited to lawns and ornamental trees and shrubs. Determination of the suitability of these areas for any use requires onsite investigation."

Udorthents, smoothed

"Udorthents, smoothed, consists of areas from which soil material has been excavated, and nearby areas in which this material has been deposited. The original soil material is generally excessively drained to moderately well drained, and ranges from nearly level to very steep. The mapped areas are elongated along roads, irregular near shopping centers or factories, and rectangular around athletic fields. They range from 4 to 30 acres in size. Depth of excavation and fill ranges from 2 to 20 feet. Texture generally ranges from sand and gravel to fine sandy loam, but in some places it is silt loam. Udorthents, smoothed, have a level or nearly level central part and strongly sloping to very steep margins. Included in mapping in some places are areas of Urban land that have been altered and obscured by urban works and structures. Also included are places that have been filled with trash that can be very unstable for long periods of time. The inclusions make up about 20 percent of this map unit.

Permeability ranges from slow to very rapid, and available water capacity ranges from high to very low. Gravel and cobblestones are abundant in areas of this map unit that are associated with glacial outwash soils; stones and boulders are abundant in areas that are associated with glacial till soils.

These areas are stable. Some places have structures or impervious material on the level part and vegetation on the slopes. The areas have poor potential for farming, for sanitary waste disposal facilities, and for woodland or wildlife habitat. They are in urban use for roads, highways, schools, shopping centers, and athletic fields."

The Urban land soil is described as requiring onsite investigation to determine the suitability for any use.

The Udorthents, smoothed soil can be excessively to moderately drained. *Permeability ranges from slow to very rapid, and available water capacity ranges from high to very low. The areas have poor potential for farming, and for sanitary waste disposal facilities.* The subject is serviced by public sewer, therefore, there is no concern about on-site sewerage disposal. The subject does not appear affected by excessively drained soils, and permeability problems. Based on development in the neighborhood and on the subject site, development appears physically possible.

Environmental

The subject has not been cited as a confirmed disposal site in the Transition List of Confirmed Disposal Sites and Locations to be Investigated by the Department of Environmental Protection (DEP). The estimated value assumes that the subject is free of contamination and conforms to all local, state and federal environmental regulations.

Topography

The terrain of the site is gently sloping and at street grade with Blackstone River Road. The terrain slopes gently downward towards the rear boundary and the Blackstone River Road. There is an estimated 10+/- FT difference between the low and high elevations. The terrain of the site is suitable for the use of the property.

Floodplain

According to Flood Insurance Rate Map (FIRM) #25027C0806E, dated July 4, 2011, the subject land closest to the Blackstone River appears to be in a flood prone area. Development in a flood zone would require a special permit, which is speculative.

Easements/Restrictions

There are no known easements or restrictions impacting the use or value of the subject.

Utilities

Utilities servicing the property consists of public water, sewer, gas, and electricity.

Site Improvements

Site improvements consist of asphalt paved parking with 15 lined spaces and potential for more. Other site improvements consist of grass, trees, fencing and a fire hydrant.

Lot 1 to be subdivided out of the larger parcel is mostly paved land with no lined spaces.

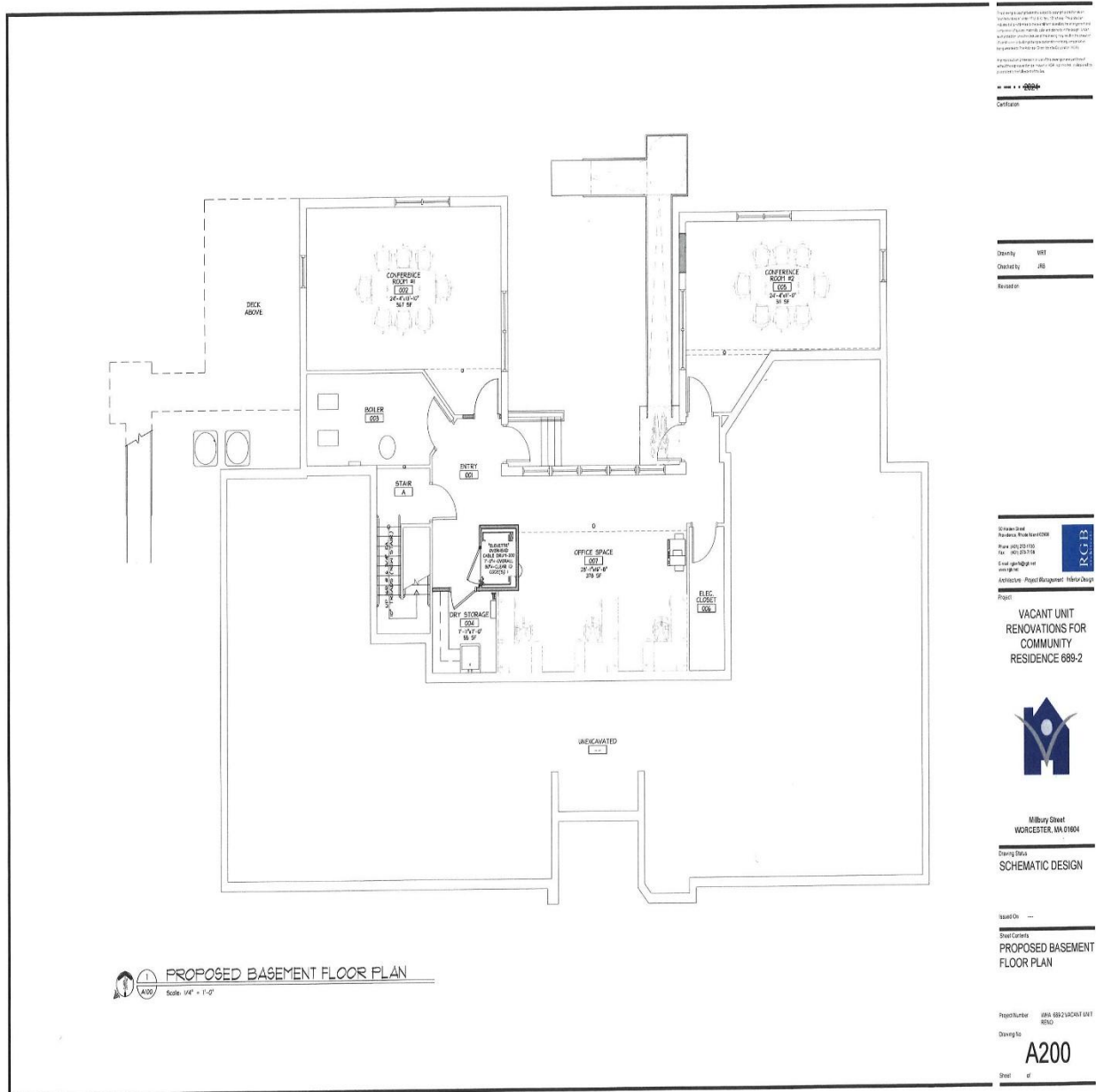
Depreciation and Obsolescence

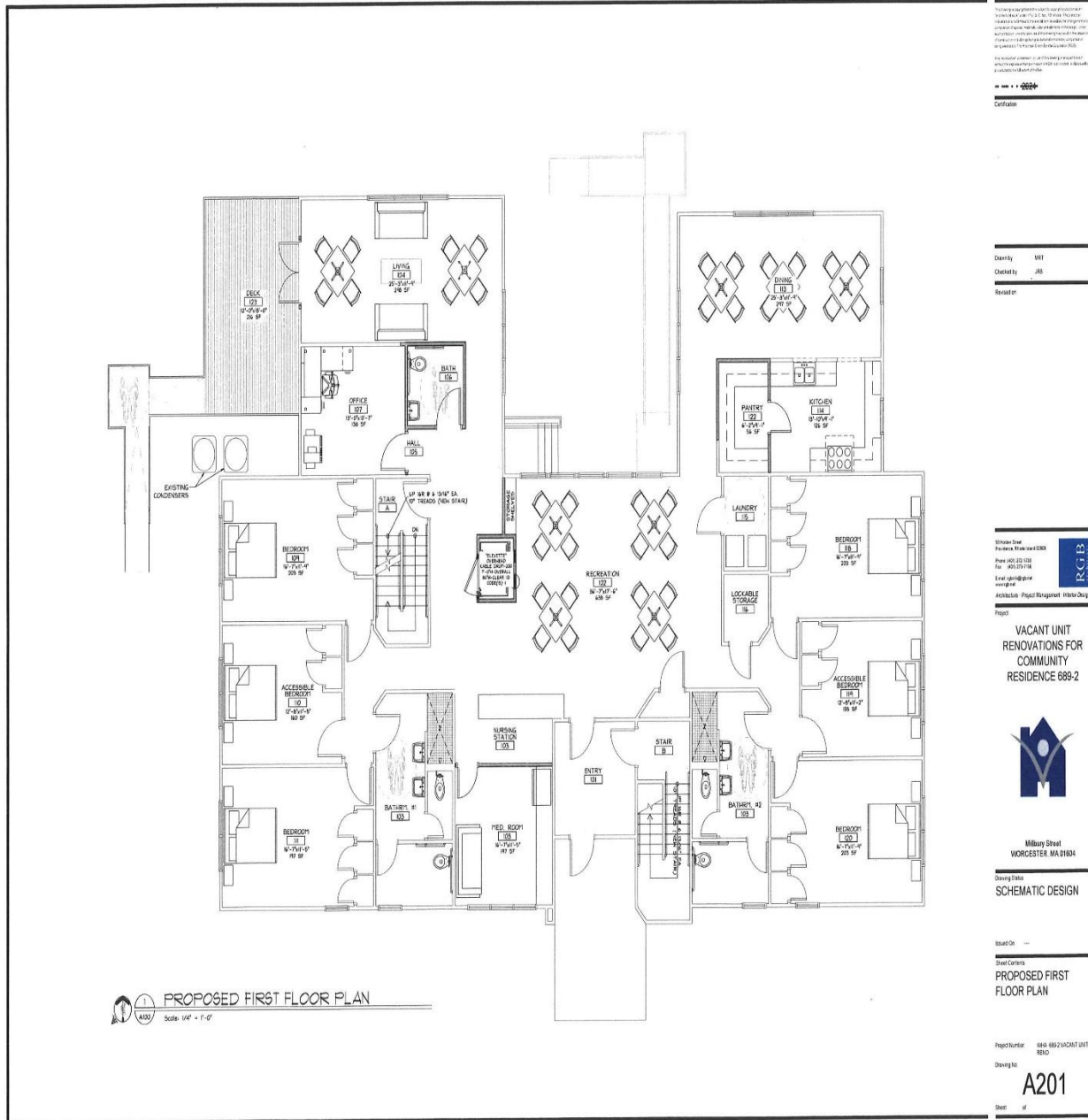
Two forms of depreciation or obsolescence may impact site improvements: physical deterioration, curable or incurable and functional obsolescence, curable and incurable.

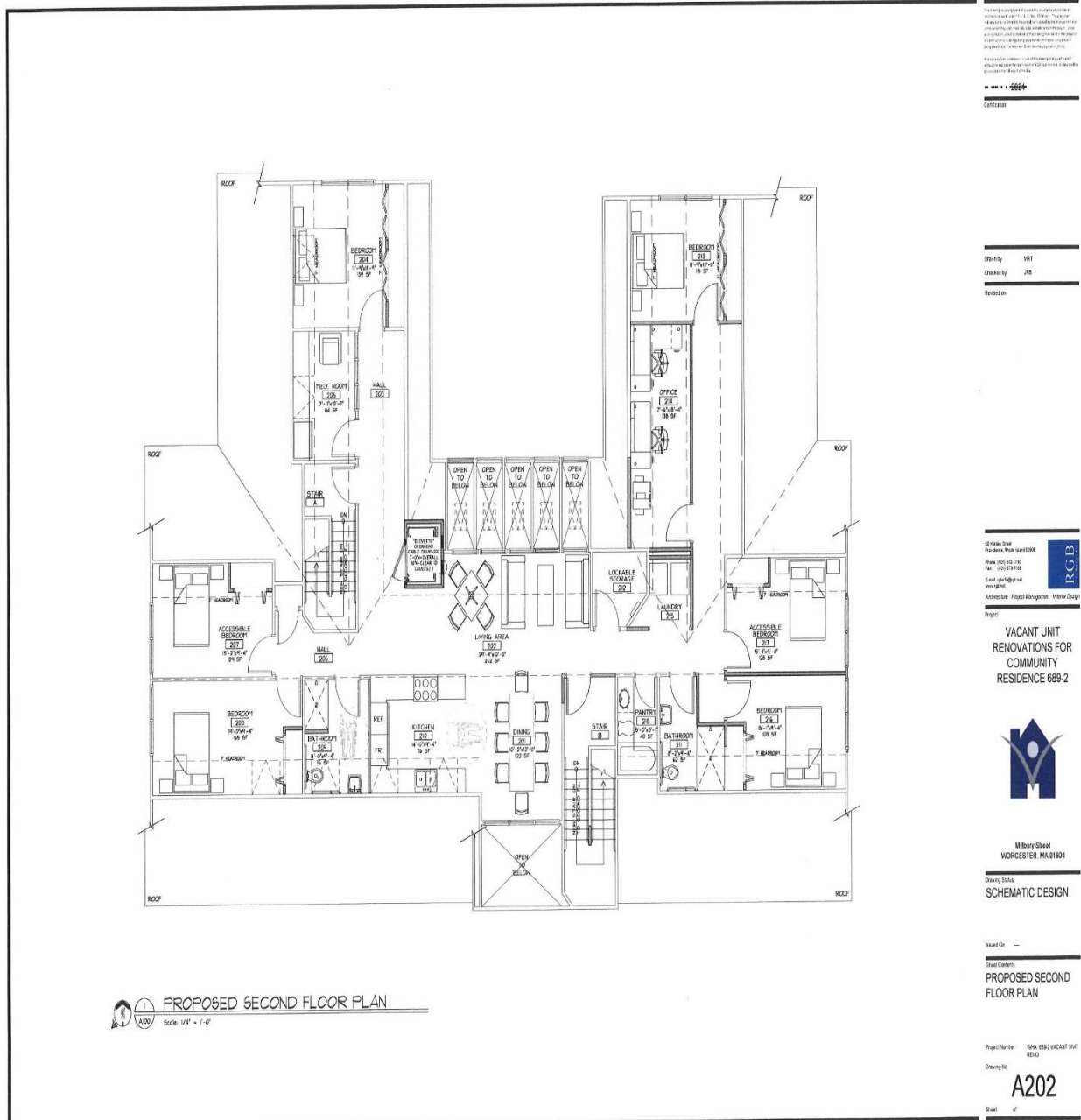
The site improvements are generally in fair to average condition. The pavement is faded, cracked and has some potholes.

Functional obsolescence results from a defect in design, structure, and material, which reduces utility which reduces utility and affects value. The site improvements are not impacted by functional obsolescence.

Floor Plan - Basement







Building Analysis

Actual Age	35+/- years
Effective Age	25+/- years
Use	Rooming house
Occupancy	0%
Stories	Two plus a mostly finished basement

Exterior Construction

Framing	Wood
Doors	Steel
Siding	Vinyl
Roof Design	Gable
Roof Cover	Asphalt shingles
Insulation	Appears adequate
Gutters/downspouts	Vinyl
Windows	Double hung and fixed pane
Condition	Fair to average
Extras	None

Mechanical

Heating	FHW by gas
Electrical	200AMP main
Plumbing	4 bathrooms
Air Conditioning	Central air
Other	None

Interior Construction

Floors	Wood and carpet
Walls	Drywall
Ceilings	Drywall
Overall Condition	Fair to average
Basement	Full, mostly finished
Extras	Fire alarm system
Building Size	Basement - 4,304+/-SF
	First floor - 4,304+/-SF
	Second floor - <u>2,152+/-SF</u>
	Total - 10,760+/-SF

Depreciation/Obsolescence

A building may be impacted by physical deterioration, curable or incurable; functional obsolescence, curable or incurable; and external obsolescence, which is incurable.

The building is in fair to average condition needing updating. The exterior siding has areas of damage. The roof appears weathered and nearing the end of its useful life. The floors, walls, and ceilings have varying degrees of soiling, damage, and cracking, and fading. There are cosmetic and painting needs.

Functional obsolescence results from a defect in design, structure, and material, which reduces utility and affects value. The building does not meet all ADA requirements. This is typical of a building of this age.

External obsolescence results from factors beyond the property which may exert a negative effect on its value. Examples include high tax assessment or interest rates, neighborhood factors, environmental problems on abutting properties, or a surplus of competitive properties. The high interest rates negatively impact on the value of the subject.

Highest and Best Use Analysis

Highest and best use is defined as:

"1. The reasonably probable use of property that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.

2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)

3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future." [Uniform Appraisal Standards for Federal Land Acquisitions] [The Dictionary of Real Estate Appraisal, 7th ed. (Appraisal Institute, 2022), 88]

Applying the four criteria to determine the highest and best use:

As if Vacant

Legally permitted: The property is zoned Manufacturing, Limited (ML-2.0). The subject conforms to the dimensional requirements. The zone allows most industrial uses, and several commercial uses by right or by special permit. There are a few residential uses allowed as well.

Development of the site with any of the uses allowed by zoning would be permitted assuming dimensional and parking requirements are met. Given the abutting Blackstone River, and the flood zone status of the land close to Blackstone River, any development would require conservation approvals and potentially a special permit.

Physically possible: The lot has legal frontage, all public utilities are available, the site is gently sloping, and there are no known adverse easements impacting the property.

Negatives impacting development is the irregular configuration, and the potential impact on development by the abutting river negatively impacts on development potential.

Based on development in the neighborhood and on the subject, and that all utilities are available, development appears physically possible.

Financially feasible: The lot is located on a modestly travelled connector road, in a mixed-use neighborhood of commercial, residential and industrial uses.

The economy has had some challenges because of higher interest rates, high inflation levels, supply chain issues, difficulties of companies obtaining employees, etc. The costs of construction are high negatively impacting the financial feasibility of new development.

Given the zoning and neighborhood improvements, there appears to be no other use of the site that would result in a higher return than development with a build to suit or owner occupied industrial or commercial use allowed by zoning.

Maximally productive: The highest and best use of the site as if vacant and unimproved would be with a build to suit or owner occupied industrial or commercial use allowed by zoning.

As Improved

Legally permitted: The subject conforms to the dimensional requirements. The group home use is allowed by right. The land closest to the Blackstone River is in a flood prone area. Any further development would likely require conservation approvals and a special permit.

Physically possible: The lot has legal frontage, all public utilities are available, the site is gently sloping, and there are no known adverse easements impacting the property. The configuration of the lot is irregular negatively impacting functional utility.

Based on development in the neighborhood and on the subject, and that all utilities are available, development appears physically possible.

Financially feasible: The subject is on a modestly travelled connector road. Property improvements in the neighborhood are a mix of industrial, commercial, and residential uses. The fair to average condition of the building is a negative.

Favorably, the demand for rooming houses is good, as this is a lower cost option compared to the high cost of a single-family dwelling and apartments. The subject could also be utilized for conversion to an office building with some alterations and renovations.

Maximally productive: No other use allowed by current zoning would provide a higher return to the property as improved than the existing use or conversion to an office building use.

Valuation Analysis

A well supported estimate of value utilizes a valuation process based on consideration of all pertinent general and specific data. This process reflects three distinct methods for analyzing the data mathematically: cost approach, sales comparison approach, and income capitalization approach.

If applicable to the estimation of value, all three methods, or approaches, may be utilized. Use of one or more approaches, or the application of greater significance of one or another, is dependent on the type of subject property and other critical factors.

The cost approach is *"A set of procedures through which a value indication is derived for the fee simple estate by estimating the cost new as of the effective date of the appraisal to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. The contributory value of any site improvements that have not already been considered in the total cost can be added on a depreciated-cost basis. Adjustments may then be made to the indicated value of the fee simple estate in the subject property to reflect the value of the property interest being appraised".* [The Dictionary of Real Estate Appraisal, 7th ed. (Appraisal Institute, 2022), 43]

The sales comparison approach is *"The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered as though vacant when an adequate supply of comparable sales is available."* [The Dictionary of Real Estate Appraisal, 7th ed. (Appraisal Institute, 2022), 170]

The income capitalization approach is *"Specific appraisal techniques applied to develop a value indication for a property based on its earning capability and calculated by the capitalization of property income."* [The Dictionary of Real Estate Appraisal, 7th ed. (Appraisal Institute, 2022), 94]

Site Value

The site values in Premises 1 and 2 were not developed because it was concluded that the existing uses were the highest and best uses. The site value of Lot 1 in Premise 3 was estimated by deducting the value in Premise 1 from the value in Premise 2.

The income capitalization approach was not developed in Premises 1 and 2 because the subject is not rented and needs renovations to become habitable. The income capitalization approach was not developed for Premise 3 because its an unbuildable lot. Unbuildable lots are not typically leased.

Estimate of Value by the Cost Approach

The cost approach was not developed to estimate the retrospective market values of the subject in Premises 1 and 2 due to the age and degree of depreciation and obsolescence of the improvements. The cost approach was not developed in Premise 3 because it is vacant land.

Estimate of Value by the Sales Comparison Approach

The estimated retrospective market values of the subject were developed by the sales comparison approach.

Premise 1

The value in Premise 1 is of the entire property. Research was conducted in Worcester for sales of similar rooming house properties. The data used for comparison consisted of two 2022 sales in Worcester, two 2023 sales in Worcester and a 2024 sale in Worcester.

On the following pages are the comparables, an adjustment grid, and a narrative discussion of the adjustments made to each of the comparables. The common denominator used for comparison is price/SF of building area.

Rooming House Building Sale Comparables

ROOMING HOUSE COMPARABLE # 1



ADDRESS	TOWN WORCESTER	STATE MASSACHUSETTS
	STREET 5 CLAREMONT STREET	
TYPE OF PROPERTY	ROOMING HOUSE	
STATE CLASS CODE	121	ZONING RG-5.0
GRANTOR	RING CITY, LLC	GRANTEE JABETI LLC
SALE DATE	06/23/22	BOOK 67798 PAGE 48
		REGISTRY WCRD
SALE PRICE	\$1,170,000.00	VERIFIED BROKER (JB) 8/25
MORTGAGE	1ST \$800,000.00	2ND NONE NOTED
ASMT LAND	\$ 147,500	IMPRV \$ 1,021,000
		TOTAL \$ 1,168,500
UTILITIES	WATER PUBLIC	SEWER PUBLIC
		GAS PUBLIC
		ELECTRIC PUBLIC
LAND AREA	+/-SF 29,751.48	+/-AC 0.683
		+/-FF 322.07
TOPOGRAPHY	GENTLY SLOPING	PARKING 12
		ACCESS GOOD
BUILDING	GROSS AREA +/-SF 8,648	# OF BUILDINGS 1
	EFF. AGE 20	# OF ROOMS 16
	CONDITION AVERAGE/GOOD	MISCELLANEOUS NONE
PRICE/ROOM	\$73,125.00	PRICE/SF \$135.29
REMARKS	SALE OF A 126 YEAR OLD 16 ROOM ROOMING HOUSE BUILDING.	

ROOMING HOUSE COMPARABLE # 2



ADDRESS	TOWN WORCESTER	STATE MASSACHUSETTS
	STREET 49 WEST STREET	
TYPE OF PROPERTY	ROOMING HOUSE	
STATE CLASS CODE	121	ZONING BO-1.0
GRANTOR	DAVID G. PARENT	GRANTEE THE BLACK EQUITY GROUP LLC
SALE DATE	11/22/22	BOOK 68520 PAGE 4
		REGISTRY WCRD
SALE PRICE	\$389,999.00	VERIFIED BROKER (JB) 12/25
MORTGAGE	1ST \$531,000.00	2ND NONE NOTED
ASMT LAND	\$ 90,000	IMPRV \$ 265,300
		TOTAL \$ 355,300
UTILITIES	WATER PUBLIC	SEWER PUBLIC
		GAS PUBLIC
		ELECTRIC PUBLIC
LAND AREA	+/-SF 4,370	+/-AC 0.100
		+/-FF 143
TOPOGRAPHY	GENTLY SLOPING	PARKING NONE
		ACCESS GOOD
BUILDING	GROSS AREA +/-SF 3,606	# OF BUILDINGS 1
	EFF. AGE 30	# OF ROOMS 5
	CONDITION FAIR/AVERAGE	MISCELLANEOUS NONE
PRICE/ROOM	\$77,999.80	PRICE/SF \$108.15
REMARKS	SALE OF A 107 YEAR OLD ROOMING HOUSE TO AN INVESTOR.	

ROOMING HOUSE COMPARABLE # 3



ADDRESS	TOWN WORCESTER	STATE MASSACHUSETTS
	STREET 54 ELM STREET	
TYPE OF PROPERTY ROOMING HOUSE		
STATE CLASS CODE 121		ZONING BO-1.0
GRANTOR JAMES AND CLAIRE SAVAGE		GRANTEE HOGG HOUSE LLC
SALE DATE 03/03/23	BOOK 68885	PAGE 29
		REGISTRY WCRD
SALE PRICE \$1,100,000.00		VERIFIED BROKER (JB) 8/25
MORTGAGE 1ST NONE NOTED		2ND NONE NOTED
ASMT LAND \$ 65,500	IMPRV \$ 1,284,500	TOTAL \$ 1,350,000
		TAXES \$ 17,807.00
UTILITIES WATER PUBLIC	SEWER PUBLIC	GAS PUBLIC
		ELECTRIC PUBLIC
LAND AREA +/-SF 15,911	+/-AC 0.365	+/-FF 255.04
TOPOGRAPHY GENTLY SLOPING	PARKING 12	ACCESS GOOD
BUILDING GROSS AREA +/-SF 12,312		# OF BUILDINGS 1
EFF. AGE 25		# OF ROOMS 24
CONDITION FAIR TO AVERAGE		MISCELLANEOUS NONE
PRICE/ROOM \$45,833.33		PRICE/SF \$89.34
REMARKS SALE OF A 123 YEAR OLD 28 ROOM ROOMING HOUSE. THE BUYER IS EXTENSIVELY RENOVATING THE PROPERTY.		

ROOMING HOUSE COMPARABLE # 4



ADDRESS TOWN WORCESTER STATE MASSACHUSETTS
STREET 46 WOODLAND STREET

TYPE OF PROPERTY ROOMING HOUSE

STATE CLASS CODE 121 ZONING RG-5

GRANTOR CLAREMONT REALTY ENTERPRISES, LLC GRANTEE ERLIAN LU AND YUANXIN SHOU

SALE DATE 05/11/23 BOOK 69121 PAGE 147 REGISTRY WCRD

SALE PRICE \$650,000.00 VERIFIED GRANTOR (JB) 8/25

MORTGAGE 1ST NONE NOTED 2ND NONE NOTED

ASMT LAND \$ 97,000 IMPRV \$ 322,600 TOTAL \$ 419,600 TAXES \$ 5,535.00

UTILITIES WATER PUBLIC SEWER PUBLIC GAS PUBLIC ELECTRIC PUBLIC

LAND AREA +/-SF 17,340 +/-AC 0.398 +/-FF 92.84

TOPOGRAPHY GENTLY SLOPING PARKING ADEQUATE ACCESS GOOD

BUILDING GROSS AREA +/-SF 5,754 # OF BUILDINGS 1
EFF. AGE 25 # OF ROOMS 14
CONDITION AVERAGE MISCELLANEOUS NONE

PRICE/ROOM \$46,428.57 PRICE/SF \$112.96

REMARKS SALE OF A 123 YEAR OLD 14 ROOM ROOMING HOUSE.

ROOMING HOUSE COMPARABLE # 5



ADDRESS	TOWN WORCESTER	STATE MASSACHUSETTS
	STREET 7 OAK STREET	
TYPE OF PROPERTY ROOMING HOUSE		
STATE CLASS CODE 121	ZONING BO-1	
GRANTOR SCIREH FOUR LLC	GRANTEE PHIGI 1 LLC	
SALE DATE 12/20/24	BOOK 71451	PAGE 258
	REGISTRY WCRD	
SALE PRICE \$950,000.00	VERIFIED BROKER (JB) 8/25	
MORTGAGE 1ST NONE NOTED	2ND NONE NOTED	
ASMT LAND \$ 101,700	IMPRV \$ 353,900	TOTAL \$ 455,600
		TAXES \$ 6,009.00
UTILITIES WATER PUBLIC	SEWER PUBLIC	GAS PUBLIC
		ELECTRIC PUBLIC
LAND AREA +/-SF 10,010	+/-AC 0.230	+/-FF 200
TOPOGRAPHY GENTLY SLOPING	PARKING 10	ACCESS GOOD
BUILDING	GROSS AREA +/-SF 8,094	# OF BUILDINGS 1
	EFF. AGE 20	# OF ROOMS 12
	CONDITION GOOD	MISCELLANEOUS NONE
PRICE/ROOM \$79,166.67	PRICE/SF \$117.37	
REMARKS SALE OF A 134 YEAR OLD 12 BED ROOMING HOUSE. THE SIZE INCLUDES THE BASEMENT WHICH WAS FINISHED.		

Adjustment Grid

Market Data Adjustment Analysis 129 Blackstone River Road, Worcester Rooming House Property Sales											
Address	Subject	Comparable #1		Comparable #2		Comparable #3		Comparable #4		Comparable #5	
	129 Blackstone River Worcester, MA	5 Claremont Street Worcester, MA		49 West Street Worcester, MA		54 Elm Street Worcester, MA		46 Woodland Street Worcester, MA		7 Oak Street Worcester, MA	
		Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment
Price	N/A	\$1,170,000		\$389,999		\$1,100,000		\$650,000		\$950,000	
Price/SF	N/A	\$135.29		\$108.15		\$89.34		\$112.96		\$117.37	
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Financing	Market	Market		Market		Market		Market		Market	
Conditions of Sale	Market	Market		Market		Market		Market		Market	
Date of Sale (Time)	N/A	6/23/2022	10%	11/22/2022	10%	3/3/2023	5%	5/11/2023	5%	12/20/2024	0%
% Net Adjustment	N/A		10%		10%		5%		5%		0%
Adjusted Price/SF	N/A		\$148.82		\$118.97		\$93.81		\$118.61		\$117.37
Building Size +/-SF	10,760	8,648		3,606	-10%	12,312		5,754	-5%	8,094	
Location	Average	Average		Average		Average		Fair	10%	Average	
Building Condition	Fair/Average	Average/Gd	-10%	Fair/Average		Fair/Average		Average	-5%	Good	-15%
Land Area +/-SF	57,217	28,751		4,370		15,911		17,340		10,010	
Land to Building Ratio	5.3 to 1	3.3 to 1	10%	1.2 to 1	20%	1.3 to 1	20%	3.0 to 1	10%	1.2 to 1	20%
Basement	Included	Full, Unfin.	-10%	Full, Unfin.	-10%	Full, Unf.	-10%	Full, Unf.	-10%	Included	
% Net Adjustment	N/A		-10%		0%		10%		0%		5%
Final Adjusted Price/SF	N/A		\$133.94		\$118.97		\$103.19		\$118.61		\$123.24

Comparable #1: 5 Claremont Street, Worcester, MA

June 23, 2022 sale of a 126+/- year old, 8,648+/-SF rooming house building on a 28,751+/-SF site for \$1,170,000 (\$135.29/SF).

Upward Adjustment:

Date of Sale: The comparable sold June 23, 2022. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Land to Building Ratio: The comparable has a land to building area ratio of 3.3 to 1, inferior to the subject with a ratio of 5.3 to 1. Rooming house properties with lower land to building ratios tend to sell for a lower price/SF due to inferior expansion potential and on-site parking.

Downward Adjustment:

Building Condition: The comparable was in average to good condition, superior to the fair to average condition of the subject.

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is downward.

Comparable #2: 49 West Street, Worcester, MA

November 22, 2022 sale of a 107+/- year old 3,606+/-SF rooming house building on a 4,370+/-SF site for \$389,999 (\$108.15/SF).

Upward Adjustment:

Date of Sale: The comparable sold November 22, 2022. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Land to Building Ratio: The comparable has a land to building area ratio of 1.2 to 1, inferior to the subject with a ratio of 5.3 to 1.

Downward Adjustment:

Building Size: The comparable is 3,606+/-SF; the subject is 10,760+/-SF. Smaller rooming house buildings tend to sell for a higher price/SF due to a greater number of potential buyers.

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is upward.

Comparable #3: 54 Elm Street, Worcester, MA

March 3, 2023 sale of a 123+/- year old 12,312+/-SF rooming house building on a 15,911+/-SF site for \$1,100,000 (\$89.34/SF).

Upward Adjustment:

Date of Sale: The comparable sold March 3, 2023. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Land to Building Ratio: The comparable has a land to building area ratio of 1.3 to 1, inferior to the subject with a ratio of 5.3 to 1.

Downward Adjustment:

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is upward.

Comparable #4: 46 Woodland Street, Worcester, MA

May 11, 2023 sale of a 123+/- year old 5,754+/-SF rooming house building on a 17,340+/-SF site for \$1,100,000 (\$89.34/SF).

Upward Adjustment:

Date of Sale: The comparable sold March 3, 2023. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Location: The comparable is in a less desirable location in comparison to the subject.

Land to Building Ratio: The comparable has a land to building area ratio of 3.0 to 1, inferior to the subject with a ratio of 5.3 to 1.

Downward Adjustment:

Building Size: The comparable is 5,754+/-SF; the subject is 10,760+/-SF.

Building Condition: The comparable was in average condition, superior to the fair to average condition of the subject.

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is upward.

Comparable #5: 7 Oak Street, Worcester, MA

December 20, 2024 sale of a 134+/- year old 8,094+/-SF rooming house building on a 10,010+/-SF site for \$950,000 (\$117.37/SF).

Upward Adjustment:

Land to Building Ratio: The comparable has a land to building area ratio of 1.2 to 1, inferior to the subject with a ratio of 5.3 to 1.

Downward Adjustment:

Building Condition: The comparable was in good condition, superior to the fair to average condition of the subject.

The overall net adjustment is upward.

After adjustments, the comparables range from an adjusted \$103.19/SF to \$133.94/SF. All comparables are good indicators of value. The adjusted median figure of the comparables is \$118.97/SF and the adjusted mean figure of the comparables is \$119.59/SF. After all factors are considered, the estimated market value of the property is \$120.00/SF.

<u>Price/SF</u>	x	<u>Building Size</u>	=	<u>Value</u>
\$120.00	x	10,760+/-SF	=	\$1,291,200
		Rounded		\$1,290,000

As of December 1, 2025, the estimated retrospective market value of the subject in Premise 1 by the sales comparison approach is:

One Million Two Hundred Ninety Thousand Dollars
\$1,290,000

Premise 2

The same comparable data used in Premise 1 was used in Premise 2. The estimated value in Premise 2 is based on the assumption that Lot 1 has been subdivided out of the larger parcel and is not included in the value, reducing the land area to 29,182+/SF.

Adjustment Grid

Market Data Adjustment Analysis 129 Blackstone River Road, Worcester Rooming House Property Sales											
Address	Subject	Comparable #1		Comparable #2		Comparable #3		Comparable #4		Comparable #5	
	129 Blackstone River Worcester, MA	5 Claremont Street Worcester, MA		49 West Street Worcester, MA		54 Elm Street Worcester, MA		46 Woodland Street Worcester, MA		7 Oak Street Worcester, MA	
		Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment	Description	Adjustment
Price	N/A	\$1,170,000		\$389,999		\$1,100,000		\$650,000		\$950,000	
Price/SF	N/A	\$135.29		\$108.15		\$89.34		\$112.96		\$117.37	
Property Rights Conveyed	Fee Simple	Fee Simple		Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Financing	Market	Market		Market		Market		Market		Market	
Conditions of Sale	Market	Market		Market		Market		Market		Market	
Date of Sale (Time)	N/A	6/23/2022	10%	11/22/2022	10%	3/3/2023	5%	5/11/2023	5%	12/20/2024	0%
% Net Adjustment	N/A		10%		10%		5%		5%		0%
Adjusted Price/SF	N/A		\$148.82		\$118.97		\$93.81		\$118.61		\$117.37
Building Size +/-SF	10,760	8,648		3,606	-10%	12,312		5,754	-5%	8,094	
Location	Average	Average		Average		Average		Fair	10%	Average	
Building Condition	Fair/Average	Average/Gd	-10%	Fair/Average		Fair/Average		Average	-5%	Good	-15%
Land Area +/-SF	29,182	28,751		4,370		15,911		17,340		10,010	
Land to Building Ratio	2.7 to 1	3.3 to 1		1.2 to 1	5%	1.3 to 1	5%	3.0 to 1		1.2 to 1	5%
Basement	Included	Full, Unfin.	-10%	Full, Unfin.	-10%	Full, Unf.	-10%	Full, Unf.	-10%	Included	
% Net Adjustment	N/A		-20%		-15%		-5%		-10%		-10%
Final Adjusted Price/SF	N/A		\$119.06		\$101.12		\$89.12		\$106.75		\$105.63

Comparable #1: 5 Claremont Street, Worcester, MA

June 23, 2022 sale of a 126+/- year old, 8,648+/-SF rooming house building on a 28,751+/-SF site for \$1,170,000 (\$135.29/SF).

Upward Adjustment:

Date of Sale: The comparable sold June 23, 2022. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Downward Adjustment:

Building Condition: The comparable was in average to good condition, superior to the fair to average condition of the subject.

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is downward.

Comparable #2: 49 West Street, Worcester, MA

November 22, 2022 sale of a 107+/- year old 3,606+/-SF rooming house building on a 4,370+/-SF site for \$389,999 (\$108.15/SF).

Upward Adjustment:

Date of Sale: The comparable sold November 22, 2022. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Land to Building Ratio: The comparable has a land to building area ratio of 1.2 to 1, inferior to the subject with a ratio of 2.7 to 1.

Downward Adjustment:

Building Size: The comparable is 3,606+/-SF; the subject is 10,760+/-SF. Smaller rooming house buildings tend to sell for a higher price/SF due to a greater number of potential buyers.

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is upward.

Comparable #3: 54 Elm Street, Worcester, MA

March 3, 2023 sale of a 123+/- year old 12,312+/-SF rooming house building on a 15,911+/-SF site for \$1,100,000 (\$89.34/SF).

Upward Adjustment:

Date of Sale: The comparable sold March 3, 2023. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Land to Building Ratio: The comparable has a land to building area ratio of 1.3 to 1, inferior to the subject with a ratio of 2.7 to 1.

Downward Adjustment:

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is upward.

Comparable #4: 46 Woodland Street, Worcester, MA

May 11, 2023 sale of a 123+/- year old 5,754+/-SF rooming house building on a 17,340+/-SF site for \$1,100,000 (\$89.34/SF).

Upward Adjustment:

Date of Sale: The comparable sold March 3, 2023. Rooming house properties have increased in value since the date of sale due to improvement in the real estate market.

Location: The comparable is in a less desirable location in comparison to the subject.

Downward Adjustment:

Building Size: The comparable is 5,754+/-SF; the subject is 10,760+/-SF.

Building Condition: The comparable was in average condition, superior to the fair to average condition of the subject.

Basement: The subject has the benefit of an unfinished basement for storage. The subject basement space is finished and included in the gross living area, therefore, the subject has no basement storage.

The overall net adjustment is downward.

Comparable #5: 7 Oak Street, Worcester, MA

December 20, 2024 sale of a 134+/- year old 8,094+/-SF rooming house building on a 10,010+/-SF site for \$950,000 (\$117.37/SF).

Upward Adjustment:

Land to Building Ratio: The comparable has a land to building area ratio of 1.2 to 1, inferior to the subject with a ratio of 2.7 to 1.

Downward Adjustment:

Building Condition: The comparable was in good condition, superior to the fair to average condition of the subject.

The overall net adjustment is downward.

After adjustments, the comparables range from an adjusted \$89.12/SF to \$119.06/SF. All comparables are good indicators of value. The adjusted median figure of the comparables is \$105.63/SF and the adjusted mean figure of the comparables is \$104.34/SF. After all factors are considered, the estimated market value of the property is \$105.00/SF.

<u>Price/SF</u>	x	<u>Building Size</u>	=	<u>Value</u>
\$105.00	x	10,760+/-SF	=	\$1,129,800
		Rounded		\$1,130,000

As of December 1, 2025, the estimated retrospective market value of the subject in Premise 2 by the sales comparison approach is:

One Million One Hundred Thirty Thousand Dollars
\$1,130,000

Premise 3

The value in Premise 3 is of Lot 1 to be subdivided out of the larger parcel. The value has been estimated by deducting the value of Premise 2 from the value in Premise 1. The estimated value in Premise 1 is \$1,290,000. The value in Premise 2 was \$1,130,000. The difference in values is \$160,000 (\$1,290,000 - \$1,130,000 = \$160,000), therefore, the estimated value of Lot 1 is \$160,000.

As of December 1, 2025, the estimated retrospective market value of the subject in Premise 3 by the sales comparison approach is:

**One Hundred Sixty Thousand Dollars
\$160,000**

Estimate of Value by the Income Capitalization Approach

The estimated retrospective market values of the subject were not developed by the income capitalization approach because the subject is not rented and is not in a rentable state, needing renovations.

Reconciliation of Value Indications into Final Estimate

The estimated retrospective market value of the property in Premise 1 by the sales comparison approach based on a comparison to five comparable sales in Worcester is \$1,290,000.

The estimated retrospective market value of the property in Premise 2 by the sales comparison approach based on a comparison to five comparable sales in Worcester is \$1,130,000.

The estimated retrospective market value of Lot 1 in Premise 3 is \$160.

The other approaches to value were not developed.

As of December 1, 2025, the final estimated retrospective values are:

**Premise 1
One Million Two Hundred Ninety Thousand Dollars
\$1,290,000**

**Premise 2
One Million One Hundred Thirty Thousand Dollars
\$1,130,000**

**Premise 3
One Hundred Sixty Thousand Dollars
\$160,000**



Joel A. Buthray, MAI
Certified General
Real Estate Appraiser
Commonwealth of MA #929

Certification

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have performed no services as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
9. I have made a personal inspection of the property that is the subject of this report.
10. No one provided significant real property appraisal assistance to the person signing this certification.
11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of the Professional Appraisal Practice of the Appraisal Institute.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. The property was inspected by the undersigned on 12/01/2025.



Joel A. Buthray, MAI
Certified General Real Estate Appraiser
Commonwealth of Massachusetts #929

14. As of the date of this report, I, Joel A. Buthray, MAI have completed the requirements of the continuing education program of the Appraisal Institute.



Joel A. Buthray, MAI
Certified General Real Estate Appraiser
Commonwealth of Massachusetts #929

Assumptions and Limiting Conditions

The estimate of value and/or opinions is subject to the assumptions and limiting conditions stated herein.

A. This appraisal is being prepared at the request of Attorney Mark A. Borenstein, the client and intended user to estimate the market value of the subject for potential sale purposes. Its use for any other purpose is invalid without prior approval and written authorization of O'Hara-Buthray Associates, Inc.

Unauthorized use of the report releases O'Hara-Buthray Associates, Inc. of liability to the client and/or a third party.

B. This report may not be reproduced, or used in any manner except for the purpose cited in this document. This specifically prohibits the extraction of any information whole, or in part, from the report.

C. Discussions regarding this appraisal report or estimates of value are restricted to valid representatives of the client. Authorization from said client to discuss the appraisal with a third party must be in writing and will be retained on file.

D. This report is subject to the standards of the Appraisal Institute and may be reviewed by its duly authorized representatives.

E. Analyses, opinions, and conclusions are based on the assumption that:

1. The property is under legal ownership and marketable.
2. Information supplied by the owner or a representative is accurate.
3. Data used in the report have been obtained from sources considered reliable.
4. Dimensions of buildings or sites are rounded field measurements or those obtained from municipal records or other identified resources.
5. Identified mechanical equipment is in working condition.
6. Buildings on the site are structurally sound, and unaffected by dry rot or insect infestation, which can only be determined by qualified technicians.
7. Identified on-site water systems are in working condition. The quality, quantity, or functioning of a water system can only be determined by a qualified technician.

8. Identified on-site sewerage systems are in working condition. The type and functioning of a system can only be determined by a qualified technician.

9. Testing and identification of discernible or unapparent hazards must be done by qualified technicians. The cost of remediation of environmentally hazardous substances or materials (such as, but not limited to, lead paint, asbestos, formaldehyde foam, radon, oil, toxic waste, or radioactivity, etc.) has to be deducted from the final value estimated in this report.

10. Prospective valuations are based on satisfactory completion, repair, or renovation according to plans and specifications submitted for the appraisal.

11. I (We) have not made a specific compliance survey and analysis of this property to determine whether it is in conformity with the various detailed requirements of the Americans with Disabilities Act (ADA). A compliance survey of the property, together with a detailed analysis of the requirements of the ADA, may reveal that the property is not in compliance with one or more of the requirements of the Act. This could have a negative effect on the value of the property. Since I (we) have no direct evidence relating to this issue, non-compliance with ADA requirements has not been considered in estimating the value of the property.

12. Unless otherwise specified, the subject property conforms to all federal, state, and municipal codes and requirements, and environmental regulations.

F. Market data

1. Sale prices of comparable properties are verified with grantors and/or grantees, attorneys, brokers, loan officers and deeds.

2. Lease data are verified with lessors and/or lessees or their representatives, brokers, or other sources deemed reliable.

3. O'Hara-Buthray Associates, Inc. does not conduct field measurements of comparable sale or rental properties. Sizes are verified with brokers, grantors and/or grantees, assessor records, lessors, or lessees.

G. Valuation

1. This appraisal assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan. (USPAP Standard 1)

Statement of Non-Standard Conditions or Assumptions

This appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. It presents discussions of the data, reasoning, and analyses used in the appraisal process to develop the appraiser's opinion of value.

Extraordinary Assumptions & Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions that may affect the assignment results. An extraordinary assumption is an assignment-specific assumption as of the effective-date regarding uncertain information used in the analysis, which, if found to be false, could alter the appraiser's opinions or conclusions.

There are no extraordinary assumptions used in this Appraisal Report.

The value conclusions are subject to the following hypothetical conditions that may affect the assignment results. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

There are no hypothetical conditions used in this Appraisal Report.

Addendum

Deed

BOOK 7602 PAGE 243
MASSACHUSETTS WARRANTY DEED BY CORPORATION (LONG FORM) 796

YOUTH OPPORTUNITIES UPHELD, INC., a non-profit
corporation duly established under the laws of the Commonwealth of Massachusetts
and having its usual place of business at 507 Main Street, Worcester
of less than \$100.00
Worcester County, Massachusetts, for consideration paid
grant to WORCESTER HOUSING AUTHORITY, a public body politic and
corporate organized and existing pursuant to M.G.L. Chapter 121B,
with a usual place of business at 40 Belmont Street in said Worcester,

of with warranty covenants

the land ~~xxx~~ situated at 975 Millbury Street, Worcester, Massachusetts, bounded
and described as follows:

[Description and covenances, if any]

BEGINNING at a point of curve in the Northerly line of Millbury
Street at the division line between land of United States Steel Co.
and land of LaMusta Auto Service.

THENCE Northwesterly by the northerly line of Millbury Street
and a regular curve to the left the radius of which is one thousand
fifty five and eighty two hundredths (1355.82') feet a distance
of two hundred thirteen (213.00) feet to a point of Tangent.

THENCE North 40° 00' 00" West by the Northerly line of Millbury
Street seventy four and sixteen hundredths (74.16') feet to a stake
at land of Communications Electronics Service, Inc.

THENCE North 50° 37' 00" East by land of C.E.S.I. one hundred
thirty one and twenty five hundredths (131.25') feet to a stake.

THENCE North 39° 48' 00" West by land of C.E.S.I. one hundred
eighty five and twenty three hundredths (185.23') feet to a point
of land of Norman R. E. Richard J. Marois.

THENCE North 50° 31' 45" East by Marois land two hundred twenty
five and eighty four hundredths (225.84') feet to a point at land of
United States Steel Co.

THENCE South 1° 20' 23" East by land of U.S. Steel Co. five
hundred ninety nine and thirty six hundredths (599.36') feet to a
point in the northerly line of Millbury Street and the place of
beginning.

The above described Parcel contains 57,100 square feet more or
less, as shown in Plan Book 407, Plan 83, recorded January 16, 1975.

Being the same premises conveyed to the Grantors by deed of
LaMusta's Auto Service, Inc. dated November 6, 1982 and recorded
in the Worcester District Registry of Deeds, Instrument #

975 Millbury St. Worcester Ma

BOD 7602 PAGE 244

In witness whereof, the said YOUTH OPPORTUNITIES UPHELD, INC.
has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and
delivered in its name and behalf by Edmond T. Tinsley, its President, and Jeffrey J. Beane
its Treasurer this 29th day of October
in the year one thousand nine hundred and eighty two

Signed and sealed in presence of

Beatrice M. Beane

Edmond T. Tinsley
Edmond T. Tinsley, President

by *Jeffrey J. Beane*
Jeffrey J. Beane, Treasurer

The Commonwealth of Massachusetts

Worcester

ss.

October 29

19 82

Then personally appeared the above named

Edmond T. Tinsley

and acknowledged the foregoing instrument to be the free act and deed of the

Opportunities Upheld Inc. -

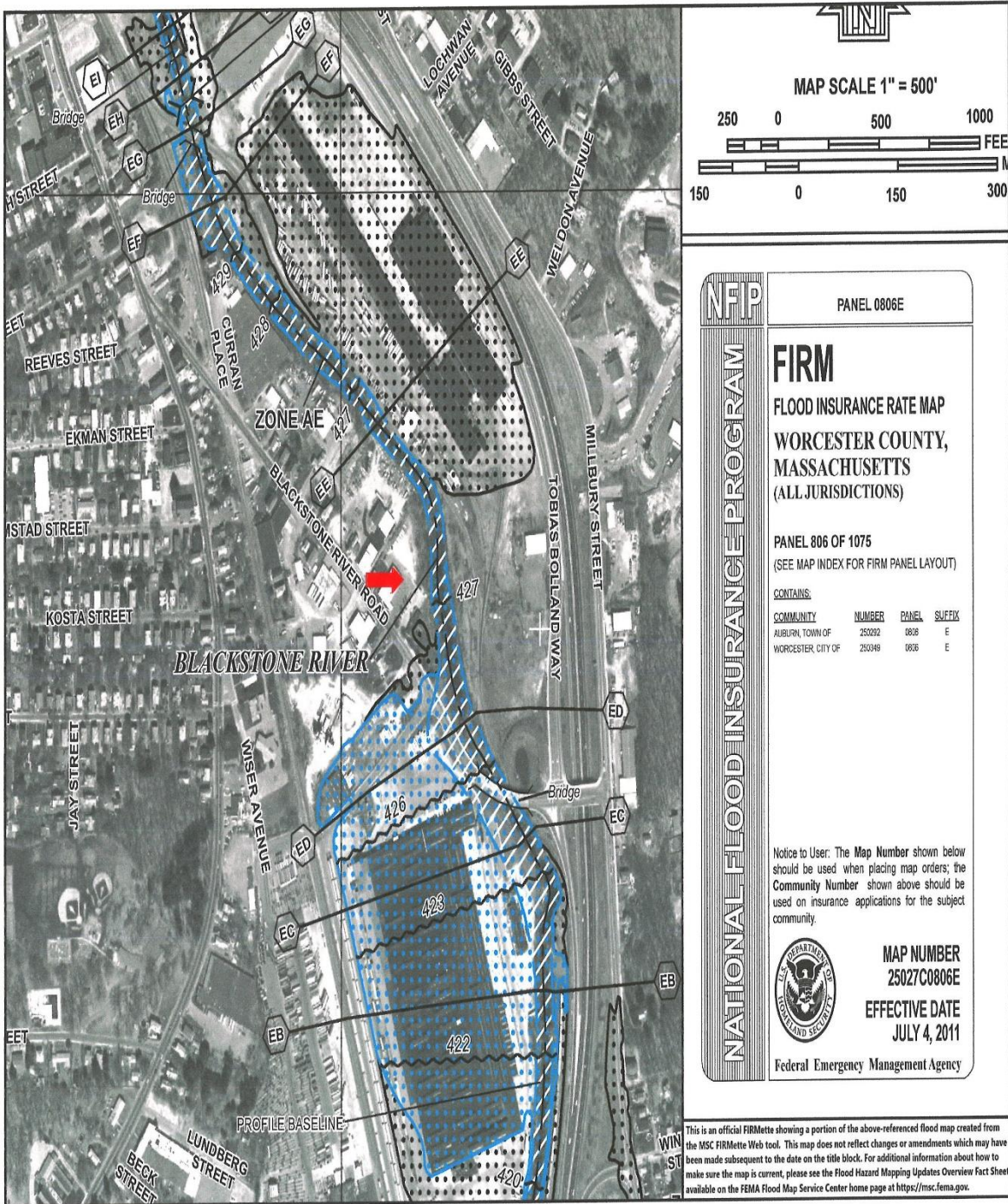
before me

Beatrice M. Beane
Notary Public - Justice of the Peace

My commission expires *July 26, 1984*

Recorded NOV 13 1982 3:45 PM

Flood Insurance Rate Map



Property Record Card

129 BLACKSTONE RIVER RD

Location 129 BLACKSTONE RIVER RD

Mblu 31/ 021/ 00015/ /

Acct# 31-021-00015

Owner WORCESTER HOUSING
AUTHORITY

Assessment \$1,635,100

PID 55487

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$827,600	\$807,500	\$1,635,100

Owner of Record

Owner WORCESTER HOUSING AUTHORITY

Sale Price \$0

Co-Owner

Certificate

Address 00040 BELMONT ST
WORCESTER, MA 01605

Book & Page 07602/0241

Sale Date 01/01/1988

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WORCESTER HOUSING AUTHORITY	\$0		07602/0241	01/01/1988

Building Information

Building 1 : Section 1

Year Built: 1990
Living Area: 10,760
Replacement Cost: \$916,324
Building Percent Good: 87
Replacement Cost
Less Depreciation: \$797,200

Building Attributes	
Field	Description
Style:	Rooming House
Model	Commercial
Grade	BA WOOD ST
Stories:	2
Occupancy	6.00

Building Photo

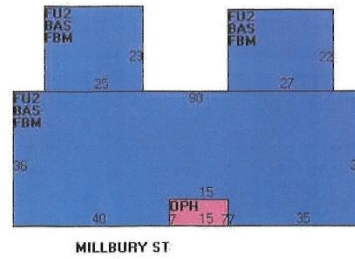


(<https://images.vgsi.com/photos2/WorcesterMAPhotos/A00104108131->

Exterior Wall 1	Aluminum/Vinyl
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/Fbgl/Comp
Interior Wall 1	Plaster
Interior Wall 2	
Interior Floor 1	Hardwood
Interior Floor 2	
Ext. Qual.	GOOD
Int. Qual.	GOOD
Bldg Use	HOUSING
Bath Grade	
Elevator	0
Sprinkler	0
1st Floor Use:	9080
Heat/AC	Hot Water
Frame Type	Wood Frame
Baths/Plumbing	Average
Ceiling/Wall	
Rooms/Prtns	
Wall Height	12.00
% Conn Wall	

021-00015.jpg)

Building Layout



(https://images.vgsi.com/photos2/WorcesterMAPhotos/Sketches/55487_5)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,304	4,304
FBM	Basement, Finished	4,304	4,304
FU2	Upper, 1/2 Finished	4,304	2,152
OPH	Open Porch	105	0
		13,017	10,760

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 9590
Description HOUSING
Zone MG-2
Neighborhood 3
Alt Land Appr No
Category

Land Line Valuation

Size (Sqr Feet) 57063
Depth
Assessed Value \$807,500

Outbuildings

Outbuildings					Legend
Code	Description	Size	Value	Bldg #	
PAV1	PAVING-ASPHALT	15000.00 S.F.	\$30,400	1	

Valuation History

Assessment

Valuation Year	Improvements	Land	Total
2025	\$680,000	\$761,700	\$1,441,700
2024	\$680,000	\$761,700	\$1,441,700
2023	\$664,700	\$512,300	\$1,177,000

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Appraisal License

**COMMONWEALTH OF MASSACHUSETTS
DIVISION OF OCCUPATIONAL LICENSURE**

BOARD OF

REAL ESTATE APPRAISERS

ISSUES THE FOLLOWING LICENSE CERT

GEN. REAL ESTATE APPRAISER

JOEL A BUTHRAY

403 STERLING RD

JEFFERSON, MA 01522-1329

Joel Buthray
LICENSEE SIGNATURE

929

05/03/2026

594401

LICENSE NUMBER

EXPIRATION DATE

SERIAL NUMBER

Appraisal Qualifications

Joel Buthray, MAI

EMPLOYMENT: O'HARA-BUTHRAY ASSOCIATES, INC.
Partner
Actively involved in appraising, consulting and reviewing appraisal reports
Worcester, Massachusetts
September 1995 to date

PATRICK MCMAHON ASSOCIATES, INC.
Associate Real Estate Appraiser
Worcester, Massachusetts
November, 1986 to August, 1995

GUARANTY BANK AND TRUST
Collections/Credit Analyst
Worcester, Massachusetts
April 13, 1983 to November 7, 1986

HOUSEHOLD FINANCE COMPANY
Assistant Manager
Worcester, Massachusetts
December, 1981 to April 10, 1983

EDUCATION: WORCESTER STATE COLLEGE
Worcester, Massachusetts
Bachelor of Science
Major in Economics, Minor in Philosophy

CONTINUING EDUCATION COURSES

- 2024-2025 7-Hour National USPAP Update Course 4/24
- Commercial Land Valuation 4/24
- Into to Appraising Owner-Occupied Commercial Properties 4/24
- Income Approach Case Studies for Commercial Appraisal 4/24
- Business Practices and Ethics 12/22
- Introduction to Commercial Appraisal Review 4/22
- Appraisal of Industrial and Flex Buildings 4/22
- Appraisal of Fast Food Facilities 4/22
- National USPAP Update Course 4/22
- Uniform Appraisal Standards for Federal Land Acquisitions 4/20
- National USPAP Update Course 4/20
- The Basics of Expert Witness for Commercial Appraiser 4/20
- Basic Hotel Appraising – Limited Service Hotels 3/18
- Advanced Hotel Appraising – Full Service Hotels 3/18
- Appraising Automobile Dealerships 3/18
- Appraising Small Apartment Properties 3/18
- Appraisal of Fast Food Facilities 3/18

- Appraisal of Single Tenant Distribution Centers 3/18
- Appraisal of Self-Storage Facilities 3/18
- 2018-2019 7-Hour National USPAP Update Course 3/18
- Appraisal of Assisted Living Facilities 2/18
- Appraisal of Land Subject to Ground Leases 2/18
- Online Business Practices and Ethics 12/17
- Appraisal of Owner-Occupied Commercial Properties, 4/16
- Appraisal of Land Subject to Ground Lease, 4/16
- Appraisal of Industrial Incubators, 4/16
- 2014-2015 National USPAP Update Course, 7/15
- Online Analyzing Operating Expenses, 12/12

PROFESSIONAL MEMBERSHIPS:

Appraisal Institute, MAI #11326

APPRAISAL EXPERIENCE:

Appraisals and/or feasibility studies of diverse properties for governmental agencies, financial institutions, insurance companies, industrial corporations, attorneys, developers, relocation agencies and individual clients.

TYPES OF PROPERTIES APPRAISED:

Commercial, industrial, unimproved land, churches, apartments, shopping centers, car dealerships, motels, condominium developments, subdivisions, etc.

COURT TESTIMONY:

Bankruptcies, divorces and abatements

MEDIATION WORK:

City of Worcester and Providence and Worcester Railroad

PAST AREAS OF ASSIGNMENT:

Massachusetts, Connecticut, and Rhode Island

CERTIFICATION:

Certified General Real Estate Appraiser
Commonwealth of Massachusetts #929 Expires 5/3/2026

RECERTIFICATION:

As of this date, I have completed the requirements of the continuing education program of the Appraisal Institute.

YOUTH OPPORTUNITIES UPHELD, INC., a non-profit corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 507 Main Street, Worcester of less than \$100.00 Worcester County, Massachusetts, for consideration paid grant to WORCESTER HOUSING AUTHORITY, a public body politic and corporate organized and existing pursuant to M.G.L. Chapter 121B, with a usual place of business at 40 Belmont Street in said Worcester,

of with warranty covenants

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delivered in its name and behalf by Edmond T. Tinsley, its President, and Jeffrey J. Beane
its Treasurer this 29th day of October
in the year one thousand nine hundred and eighty two

Signed and sealed in presence of

Beatrice M. Boes

Edmond T. Tinsley
Edmond T. Tinsley, President

by

Jeffrey J. Beane
Jeffrey J. Beane, Treasurer

The Commonwealth of Massachusetts

Worcester

ss.

October 29

19 82

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Edmond T. Tinsley
Jeffrey J. Beane

and acknowledged the foregoing instrument to be the free act and deed of the

Youth Opportunities Upheld Inc. -
before me

Beatrice M. Boes
Notary Public - Justice of the Peace

My commission expires *January 26* 1984

Recorded NOV 10 1982 *3:45 PM*